

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



**Belfast
City Council**

13th April, 2021

MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet remotely, via Microsoft Teams, on Tuesday, 20th April, 2021 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes (Pages 1 - 48)
 - (c) Declarations of Interest
2. **Committee Site Visits (Pages 49 - 50)**
3. **Planning Appeals Notified (Pages 51 - 52)**
4. **Planning Decisions Issued (Pages 53 - 86)**
5. **Abandonments (Pages 87 - 102)**
6. **Planning Applications**

- (a) (Reconsidered item) LA04/2019/1540/F - Centralised Anaerobic Digestion (CAD) plant to include a bunded tank farm, (6no. digester tanks, 2no. buffer tanks, 1no. storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3no. Weighbridges, fire water tank and pump house, pipelines to existing combined heat and power (CHP) plant engines, switchgear, earth bunding, 3no. Accesses to existing Giant's Park Service road infrastructure and ancillary plant/site works on lands to the northwest of existing Belfast City Council Waste Transfer Station (2a Dargan Road) (Pages 103 - 176)
- (b) (Reconsidered item) LA04/2019/1833/F - New dwelling to replace previous dwelling on site at 11 Ashley Park, Dunmurry (Pages 177 - 186)
- (c) (Reconsidered item) LA04/2020/0857/F - Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15 No. residential units, office space and ancillary development at Ormeau Centre, 5-11 Verner Street (Pages 187 - 204)
- (d) LA04/2020/2200/F & LA04/2020/2201/DCA - Demolition of Nos. 27 to 37 Linenhall Street and Nos. 8-10 Clarence Street and erection of seven storey office building at 8-10 Clarence Street 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street (Report to follow)
- (e) LA04/2021/0024/F & LA04/2021/0025/DCA - Retrospective single storey extension to front of existing single storey garage/ Minor demolition works to front garage at 10 Broomhill Park (Pages 205 - 214)
- (f) LA04/2020/0426/F - Reconstruction of petrol station and ancillary retail unit including the replacement of fuel tanks, pumps and canopy alterations. Hot food takeaway unit, ATM, compactor and provision of an EV charging facility at 228 -232 Stewartstown Road (Pages 215 - 230)
- (g) LA04/2021/0320/F - Variation of Condition 3 (agreement of proposed materials prior to commencement) of planning permission LA04/2015/0264/F to enable a change to the proposed materials to be agreed prior to occupation of the development (currently under construction at lands bounded by Bedford Street, INI Building, McClintock Street and Franklin Street. (Report to follow)
- (h) LA04/2020/1783/F - Change of use and refurbishment of the ground floor and part of the first floor of a three storey building in the Conway Mill Complex to a new training gym with elevation changes at St John Bosco ABC, Conway Mill, 5-7 Conway Street (Pages 231 - 238)
- (i) LA04/2020/2093/F - Change of use from retail furniture showroom to fitness/exercise training centre and leisure at 71 Ballysillan Road (Pages 239 - 246)
- (j) LA04/2020/2469/F - Pedestrianised public space to include cafe/bar/storage container/canopy areas, performance stage, outdoor seating and associated works (temporary permission) on Brunswick Street. (Pages 247 - 252)

7. **Miscellaneous Item**

- (a) Confirmation of Listings (Pages 253 - 368)

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Planning Committee

Tuesday, 23rd February, 2021

PRE DETERMINATION HEARING HELD REMOTELY VIA MICROSOFT TEAMS

Members present: Councillor Hussey (Chairperson);
Councillors Matt Collins,
Garrett, Groogan, Hutchinson,
Maskey, McCullough, McKeown
and O'Hara.

In attendance: Mr. A. Thatcher, Director of Planning and
Building Control;
Mr. E. Baker, Planning Manager
(Development Management);
Ms. N. Largey, Divisional Solicitor;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. L. McLornan, Democratic Services Officer.

Apologies

Apologies for inability to attend were reported from Councillors Brooks, Carson, Hanvey, Murphy and Nicholl.

Declarations of Interest

No declarations of interest were recorded.

Pre Determination Hearing

LA04/2019/1540/F - Centralised Anaerobic Digestion (CAD) plant to include a bunded tank farm, (6no. digester tanks, 2no. buffer tanks. 1no. storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3no. weighbridges, fire water tank and pumphouse, pipelines to existing combined heat and power (CHP) plant engines, switchgear, earth bunding, 3no. accesses to existing Giant's Park Service road infrastructure and ancillary plant/site works

The Planning Manager provided the background to the application and explained that it had been due to be considered by the Committee on 18th August 2020, but that it

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had been deferred due to correspondence received from an objector's legal representative. He explained that the Committee had undertaken a site visit in respect of the application in September 2020 and then, at its meeting on 19th January, 2021, the Committee had subsequently agreed to defer the application for further information on the Habitats Regulations Assessment (HRA), which had been carried out by Shared Environmental Services (SES), and to hold a non-mandatory Pre Determination Hearing.

He advised the Members that SES had completed the HRA in December 2020 but they had not submitted the HRA Appropriate Assessment to the Council until just before the Planning Committee meeting in January, 2021. The Committee was advised that the HRA Appropriate Assessment had concluded that, provided the mitigation measures detailed in the assessment were conditioned in any planning approval, there would be no adverse effects on site integrity of the Belfast Lough Open Water SPA, Belfast Lough SPA/Ramsar site and East Coast (Northern Ireland) Marine Proposed SPA.

The Committee was advised that the proposal was for a Central Anaerobic Digestion (CAD) facility capable of processing up to 99,999 tons of brown bin waste per year. The Planning Manager explained that a CAD plant would turn household waste into gas, and then electricity, which would feed the adjacent Combined Heat and Power (CHP) plant and grid. The Members were advised that it would produce 4.1MW renewable energy per annum.

The Planning Manager outlined that the site was un-zoned "white land" within the Belfast Area Urban Plan (BUAP) 2001 and was located within the development limits of Belfast in the draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015) with a number of relevant zonings. It was within BHA 05 - Mixed Use Site North Foreshore, within close proximity to a National Designated Site (Inner Belfast Lough Area of Special Scientific Interest), within close proximity to two European Designated Sites –Belfast Lough Special Protection Area (SPA) and Belfast Lough Open SPA and it was within close proximity to an International Designated Site Belfast Lough Ramsar Site.

The site was within Zoning BHA 07 Employment/Industry for North Foreshore in the draft BMAP 2004 and was within the mixed use site North Foreshore Zoning BHA 05 in draft BMAP 2015. He explained that both zonings listed a number of Key Site Requirements (KSRs) and, given the advanced stage that draft BMAP 2015 had reached, it was considered to hold significant weight.

The Committee was also advised that an overall Comprehensive Masterplan had been agreed by the DOE Planning Service in January 2010. The Planning manager explained that the Masterplan recommended waste management facilities in the area and also promoted economic development on the site. It was therefore considered that the proposal complied with the overall aspiration of the Masterplan to seek the regeneration and development of the site and wider North Foreshore land.

The Planning Manager explained that, following the Planning Committee of 19th January, the applicant had provided additional information in relation to the 'need' for the proposal, with particular regard to regional policies set out in Planning Policy Statement 11 (PPS11) and the Strategic Planning Policy Statement (SPPS).

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In that correspondence, the applicant had stated that the proposed CAD facility was consistent with the objective of regional policy of promoting such proposals. It referred to regional policy, which stated that the need was identified in the Waste Management Strategy/ Waste Management Plan and that the proposal was consistent with those documents, the overarching waste policy and the future direction of travel in diverting organic waste from landfill. The applicant had advised that the need to identify the source of the feedstock that would supply the CAD facility was beyond the requirements of planning policy and that ongoing discussions in relation to potential sources were commercially sensitive. Furthermore, they added that further progress with feedstock contracts could not be advanced until planning permission had been granted.

The applicant had also provided a response to the further objection from Giant's Park Belfast Limited (GPBL), as had been reported to the Committee, on 19th January, in the Late Items pack. He explained that the information had been uploaded to the Planning Portal and a copy had been sent to the objectors.

The Planning Manager provided the Committee with the proposed plans for the site and showed a number of views of the proposal from different locations.

The Committee was advised that there were two objectors to the application, GPBL and Belfast Harbour. GPBL stated that they were the preferred bidder for the development of 250 acres of land at the North Foreshore. GPBL objected to the proposal as it was immediately adjacent to the site for their major leisure-based development, and expressed significant concerns that the proposed CAD facility could impact on the deliverability and success of it. GPBL stated in their objections that the proposal was contrary to planning policy and should be refused.

GPBL also advised that they believed that the CAD proposal was not in accordance with the agreed masterplan because the site of the CAD proposal was identified in the agreed masterplan for logistical warehousing, and not waste management. They believed that the CAD proposal was therefore incompatible with the other identified uses in the masterplan and would undermine the development of the North Foreshore site.

Belfast Harbour had concerns that the proposed CAD facility would be incompatible with the film studios and raised issues regarding noise, environmental and ecological impact, future expansion of the film studios and with the process.

He explained that DFI Roads, NI Water, Rivers Agency, NIEA Marine and Fisheries Division, NIEA Water Management Unit, NIEA Land, Soil, and Air, NIEA Natural Environment Division, Shared Environmental Services and Belfast City Airport had all been consulted as statutory consultees and had no objections.

He also advised that officers had consulted the Council's Environmental Health Unit, the Tree Officer, the City and Neighbourhood Landscape Team and the Economic Development Team, as non-statutory consultees, and that they also had no objections.

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The Members asked the Planning Manager a number of questions, including:

- what precisely the Committee was being asked to make its decision based upon, given that there had already been deviations from the overall Masterplan adopted in 2010 by DOE, and that Giant's Park had subsequently been designated as the "preferred developer" for the leisure aspect of the site;
- the need for an Anaerobic Digestion facility and how it had been assessed;
- where the 99,000 tons of waste per year would be coming from and whether it would require a significant number of HGVs making numerous trips to and from the area, along the Shore Road;
- whether there was, in fact, 99,000 tons of brown bin waste per year that needed processing, and where it was currently going;
- how the Transport Assessment had been carried out - was it assessed as the site was currently, or was it assessed for the whole Masterplan area;
- whether the potential negative economic impact on the Giant's Park plans or on the Film Studios had been considered by the Economic Development unit;
- under section WM2 of PPS11, how had the need for the facility been established;
- the impact of the facility on the air quality;
- the noise generated from the site and whether it would impact on the recently approved Phase 2 Film studios;
- the Masterplan and the compatibility of the proposed uses;
- whether the facility was of regional significance and therefore whether it should be considered by the Department for Infrastructure; and
- the long-term viability of the application.

The Planning Manager advised the Committee that, in respect of issues surrounding the compatibility of various uses and the economic impact of the application, very limited weight should be given to the Giant's Park application as a Pre Application Notice (PAN) for it had been submitted one month ago. It was therefore not reasonable to delay consideration of the CAD plant application which had been in the Planning system since 2019. He added that the impact on the nearby Film Studios had been considered as part of the application and that Environment Health had considered issues such as noise and had concluded that the application would not have adverse impact on the studios.

In relation to where the waste for the site would be coming from, he explained that the applicant had stated that negotiations were ongoing and commercially sensitive, but that the agent might be able to provide further information. The Director of Planning and Building Control added that DFI Roads' assessment of the application would focus on the highway safety and capacity issues in relation to the site, and the number of vehicles coming in and out of it, rather than where the HGVs were coming from.

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In terms of the zoning of the site, the Planning Manager explained that the Masterplan was one of a number of relevant material considerations as previously outlined. He explained that the Masterplan included an aim to bring forward a waste management facility and that the Film Studios were on a part of the site which had originally been zoned for a waste management facility. The Committee was advised that the previous permissions for the film studios had already deviated from the Masterplan. The adjacent uses to the immediate north, south, east and west of the proposed CAD plant were for commercial use.

In respect of Policy WM2 of PPS11, he explained that the need for the facility been established as the applicant had demonstrated that the proposal was consistent with the wider aims of the waste management policy, insofar as AD moved waste up the hierarchy from disposal to recycling and recovery, thereby diverting organic waste from landfill.

The Planning Manager confirmed to the Members that the application did not exceed the thresholds to be considered by the Department for Infrastructure as regionally significant.

In response to a Member's comment regarding Belfast City Council's current waste contract, the Director of Planning and Building Control advised the Committee that officers would seek to provide confirmation of that at the next meeting. In response to a further Member's query as to how and where food waste across Northern Ireland was currently being processed, the Director suggested that the agent might be able to provide that information. However, if the agent was unable to, he agreed that officers would make enquiries to provide that information at its next meeting.

The Chairperson welcomed Councillor Whyte to the meeting, who wished to speak against the application. He advised the Committee that:

- no independent economic analysis had been carried out on the figures which had been provided by the applicant;
- visual impact was not suitable
- there was a lack of demand, well known that other sites were not operating at full capacity;
- it was unclear where the waste would come from;
- DfI Roads had based its decision on what lorries would be entering and not where they were coming from and that it was not sure of the volume of traffic for the site;
- with regards to Appendix 6 – Air Quality and Odour, the dispersion assessments were based on meteorological data taken at Aldergrove, and not at Belfast City Airport, which was 15 miles away from the site. He highlighted that the geography and wind patterns were entirely different and the particular impact the proposal could have on sites R5, R6 and R7.

The Chairperson then welcomed Mr. K. Carlin, Project Manager, and Mr. T. Clifford, Environmental Advisor, who were representing Giant's Park Belfast Limited (GPBL) and objecting to the application. They advised the Members that they were objecting to the proposal for the following reasons:

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- GPBL had been appointed as the preferred developer by the Council in September, 2018;
- at the same Council meeting, reference was made to a potential Anaerobic Digestion Plant on lands adjacent to the Giant's Park proposals, which was the first they knew of the proposal, and which they had opposed from the outset;
- for two years GPBL had worked on a detailed vision for the site that addressed a comprehensive set of social and economic requirements set by the Council, which had required significant time and financial resource;
- they had progressed with their commitment and, following submission of their Proposal of Application Notice, they had commenced a comprehensive programme of public engagement with local community groups, having held their first public meeting last week;
- if the CAD plant was to be approved it would have a significant impact on the vision of GPBL for the site, in planning terms, as PPS11 included policy that could restrict future development in the vicinity of existing or approved waste management facilities;
- that they had consulted both CBRE and Colliers International, who advised that it would be almost impossible to attract investors and potential tenants if the AD plant went ahead at that location;
- Policy BHA 5 of Draft BMAP required the preparation of a comprehensive masterplan for the site, to consider detailed aspects of the site layout and design, not just land uses;
- there was no established need for the facility;
- Policy WM2 required that need be established through the Waste Management Strategy and the relevant Waste Management Plan, both of which were now a decade old;
- in Northern Ireland, the annual tonnage of Local Authority collected waste was steadily falling, and would continue to do so;
- the Granville Eco Park at Dungannon, a CAD plant of a similar scale, was struggling to attract NI based feedstock 8 years after it opened;
- only half of the incoming waste would be handled via the AD process, whereby the other half would be handled by an operation akin to MBT (Mechanical Biological Treatment) and MBT operation produced less electricity and more landfill waste, than the AD process;
- Arc21 held the brown bin waste contract for Belfast and 5 adjacent Councils until 2029 which suggested that waste would need to be transported from across NI and even other countries;
- they questioned the proportion of output which would be sent to landfill, and that it could be significantly higher than claimed;
- the proposed plant's contribution to renewable energy, of 4.1MW, was equivalent to one large wind turbine; and
- the carbon benefits from renewable energy production needed to be considered against the carbon impacts of the vehicle

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movements associated with waste delivery and by-product removal/disposal.

A Member stated that they were concerned that the representatives from GPBL had stated they were not aware of the waste facility until September 2018. He stated that the Council had always talked about the creation of green jobs in respect of the site and had advertised for private sector operators to submit proposals for such a plant in 2011.

Mr. Carlin stated that, in 2011, the Council had put out an expression of interest for a “clean tech” development and that it did not have a definition in terms of what that was.

In response to a further question as to what detrimental impacts they felt the proposal would have on the Giant’s Park site, Mr. Carlin stated that they were concerned about odour, spillages, traffic movements, vermin and the visual impact within the site, given that the Council wanted to attract 1 million people to visit the site each year.

The Chairperson welcomed Mr S. Beattie QC and Ms C. McParland, planning agent, to the meeting who were representing the applicant.

Mr. Beattie advised the Committee that:

- the application had been the subject of an Environmental Statement (ES) and Further Environmental Information (FEI) and that none of the statutory consultees had objections to it;
- the masterplan was mere guidance and was subordinate to the zoning. The zoning had been known since it was whiteland under BUAP and mixed used development since BMAP 2004;
- that Zone 4 was marked for a “waste recovery facility” on the leisure park site, so it did not add up that GPBL were unaware of the waste management;
- their client wished to place the CAD plant beside the existing rock credited CHP engines;
- in respect of ammonia and nitrogen, it was a zero baseline, and there would be no harmful impact on Belfast Lough and both DAERA and SES were content with the modelling;
- in terms of waste, the facility was strategically important and needed, as demonstrated in the Waste Management Plan and Strategy, and, in terms of landfill, between July – September 2020, 62,000 tons of waste from local councils went to landfill;

Ms. McParland advised the Committee that:

- the leisure proposals were purely aspirational at that point and they were not wholly in accordance with the uses identified in the masterplan or in planning policy, and that you could not therefore assume that permission would be granted if an application was to be submitted and therefore minimal weight should be afforded to it;

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- the Giant's Park site was a mixed-use site zoning which expressly included a waste management facility and that there had always been a presumption and expectation that a proposal like the AD plant would be acceptable;
- there was the additional benefit of producing renewable energy making best use of the existing CHP engines;
- the Council's expression of interest for a clean tech hub and environmental resource recovery park had been publicised long before the application for an AD plant had been submitted;
- a capital investment of £40million had already been committed to its delivery;
- there was no policy basis for the City to lose out on this opportunity.

Mr. Beattie advised the Committee that a number of expert witnesses were in attendance at the Hearing in order to answer any technical questions from the Members.

In response to a Member's question as to why the air quality analysis had been carried out at the airport at Aldergrove, Mr. S. Carr, Irwin Carr Consulting, explained that the Local Air Quality Technical Guidance 9 set out very specific guidelines, where sequential hourly data had to be carried out over a period of three to five years. He clarified to the Members that all assessments for Belfast were based on data coming from the measuring station at Aldergrove airport, and that the data was then applied to the specific topography of the site.

In relation to the Traffic Assessment, Mr. R. Agus, MRA Partnership, advised the Committee that Belfast Metropolitan Area was the greatest source of existing household waste and also had the best road network. All traffic had been assessed coming via Dargan Road and that the impact on the road network was 0.6% and that there was considered to be no significant impact on Dargan Road or the surrounding area. He added that the cumulative impact of the site had been factored in, including Phase 2 of the Film Studios, and that there was still considered to be considerable capacity for further development. He added that the Giant's Park had its own access and would not be used by traffic heading for the AD plant.

In relation to the Municipal solid waste product which would end up in landfill, and the environmental impact of that, it was estimated that 5,000 tons out of 99,000 tons would be the worst case scenario.

In response to a question regarding the nitrogen and ammonia emissions and the impact on European designated sites within the vicinity of the application, Mr. Beattie advised that both Belfast Lough SPA were not ammonia sensitive as they were tidal, and that the modelling, even at its maximum, would not reach anywhere near the maximum.

Dr. J. O'Neill, JONA, explained that the data in relation to the nitrogen and ammonia emissions, within the tables 6.28 and 6.29, were post-mitigation. Mr. S. Carr advised the Members that the emissions containing ammonia would come through the air filtration system.

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In response to questions regarding the need for the facility, Ms. McParland advised the Committee that PPS11 was met through the Waste Management Plan and Strategy. She added that the need focused on the waste hierarchy, it was a renewable energy proposal, it made best use of CHP engines and that it would contribute to future renewable targets.

Ms. McParland advised the Members that, between July and September 2020, 62,000 tons of waste from local councils had been sent to landfill. She added that a report entitled "Reducing Emissions in Northern Ireland" stated that 95% of emissions from waste were methane gas created from the anaerobic decomposition of materials. The Committee was advised that the proposed AD plant would essentially divert biodegradable waste from landfill, thereby reducing methane gas emissions.

In response to a question regarding the objectors' statement that the proposed plant's contribution to renewable energy would be equivalent to one large wind turbine, Mr. S. Hegarty, Energia, outlined that wind turbines would normally generate 2.3 – 3 Mw, operating between 20 – 25% capacity. He explained that an AD plant would operate at up to 85% capacity and did not have the variability of wind power.

A Member questioned the foul drainage from the site during the construction phase. Dr. S. Wise, Energia, advised the Committee that any foul liquid on site during construction would be collected, put into sealed containers and taken off the site to a licensed waste water treatment facility.

The Chairperson thanked Mr. Beattie, Ms. McParland and the expert witnesses that had provided the Committee with clarity in relation to a number of queries.

He advised the Committee that Ms. S. Allen, Principal Environmental Planning Officer at Shared Environmental Service (SES), was in attendance in order to answer any questions from the Members.

A Member sought further information on how SES had carried out the Habitats Regulations Assessment (HRA); information relating to the critical loads, and the different policy positions for SES and DAERA; and, given the current levels of nitrogen or ammonia, what the rationale was for allowing anything additional at the sites.

Ms. Allen advised the Committee that SES required the applicant to provide the initial information that went into the HRA, including an Air Quality Impact assessment. She explained that SES had satisfied themselves that anyone carrying out the assessment had the necessary qualifications and experience, and that they therefore did not replicate it. The Members were advised that, in this case, the applicant had provided a shadow HRA. However Ms. Allen explained that, when they were working on behalf of a Council, they carried out their own robust, independent assessment and that was what had taken place in this case.

In relation to thresholds, she explained that the predicted environmental concentrations of ammonia were significantly lower than the guideline level as provided by NIEA. Therefore they were satisfied that the level of emissions resulting from the project were well within the environmental capacity of the site.

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In relation to nitrogen loading, she advised that the additional amount for the site was 0.9% which was well within the range. She provided further clarity in relation to the NIEA's policy in relation to nitrogen loading in comparison with the approach by SES.

The Chairperson then welcomed to the meeting Mr. K. Finegan, NIEA, who was available to answer questions from the Committee. He explained that NIEA applied the same protocol to all designations, whereby if the process contribution of the development was under 1% of the critical load or level, no further consideration was required.

He added that there was the potential for marine habitats to be sensitive to ammonia and nitrogen deposition. He confirmed that it was not NIEA which set the critical loads, rather, they were derived from the Convention on Long-Range Transboundary Air Pollution (LRTAP), which used updated scientific evidence and literature.

In relation to further questions regarding nitrogen, he advised the Committee that the 1% figure came from the UK Conservation and Regulatory bodies as a means of identifying the projects which would most likely have an impact. He explained that there was no scientific basis for the use of 1% and that it was currently under review in order to bring it more into line with the evidence of damage and case law.

The Chairperson thanked Ms. Allen and Mr. Finegan for their contributions to the meeting.

Mr. Beattie was permitted to provide a response to what had been discussed. He advised the Committee that the applicable law, as approved by the Courts in Judicial Review in NI over last two years was that the decision maker was entitled to place considerable weight on the opinion of the expert National Agency with the responsibility for oversight of nature conservation and ought to do so. He explained that expressing a mere doubt without providing reasonable objective evidence was insufficient. He added that the DAERA/NIEA policy did not matter, as the SES criteria was significantly more robust, and that all three experts with international reputations, were content with the proposal beyond reasonable scientific doubt.

The Chairperson thanked all the speakers for their attendance.

The Director of Planning and Building Control advised the Committee that the officers would endeavor to bring the application to the next monthly meeting, depending on gathering the requested information by then.

Chairperson

Planning Committee

Tuesday, 16th March, 2021

MEETING OF PLANNING COMMITTEE HELD REMOTELY VIA MICROSOFT TEAMS

Members present: Councillor Hussey (Chairperson);
Councillors Brooks, Carson, Matt Collins,
Garrett, Groogan, Hanvey, Hutchinson,
Maskey, McCullough, McKeown,
Murphy, Nicholl and O'Hara.

In attendance: Mr. A. Thatcher, Director of Planning and
Building Control;
Mr. E. Baker, Planning Manager
(Development Management);
Ms. N. Largey, Divisional Solicitor;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. L. McLornan, Democratic Services Officer.

Apologies

No apologies for inability to attend were reported.

Minutes

The minutes of the meetings of 16th February were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st March, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declarations of Interest

Councillor Collins declared an interest in Item 6f, namely LA04/2020/1864/F - Application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission Z/2014/0077/F (erection of new pavilion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking) to vary Condition 13 at Glassmullin Gardens / Slieveban Drive, in that he had been involved in a campaign relating to the green space in the area, and, upon receiving legal advice, he advised that he would not participate in the vote on the application. He stated that he wished to address the Committee on the application before he retired from the meeting.

Councillor McCullough declared an interest in Item 6l, namely LA04/2020/0798/F - Youth and Community Centre, with fenced 3G Pitch on a vacant site, with associated parking and landscaping on site of former Grove Swimming Pool Complex bound by York

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Road North Queen Street and Grove Place, in that he had been involved in some work around it and would withdraw and not participate in the discussion or vote.

Committee Site Visits

The Committee noted that, on 2nd and 10th March, site visits had been undertaken to:

- **LA04/2020/1022/F** - Demolition of existing vacant buildings and structures to the rear of the site and alterations, refurbishment and extension to existing terraced dwelling at 1 Canada Street to provide 6no. apartments plus associated site works at 1 and 1a Canada Street;
- **LA04/2020/1158/F** - Demolition of existing building and erection of 65No Apartments including 20% social housing at- 1 – 5 Redcar Street;
- **LA04/2020/0845/O** - Outline planning permission for a mixed use regeneration proposal with all matters reserved for retirement living at plot 6, medical or health services at plot 9, multi storey car park, local retail uses, restaurant and cafe uses, leisure and gym facilities at plot 8, associated internal access roads, associated new public realm and amenity open space including central plaza and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F); and no matters reserved for residential development (81 apartments) at plot 3 with ground floor local retail use/restaurant and cafe uses/leisure and gym facilities, associated landscaping, car parking and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F) and reconfiguration of temporary car park to the rear of King's Hall (approved under LA04/2018/0040/F); and
- **LA04/2020/1943/F and LA04/2020/1944/LBC** – Residential conversion of the existing listed structures to form 57 apartments, including maisonettes and loft style studios ranging from 1-3 bedrooms in size to include 20% social housing at 3-19 (Former Warehouse) Rydalmere Street.

Pre-Emptive Site Visits

At the suggestion of officers, the Committee agreed to undertake a pre-emptive site visit in respect of the following application:

- **LA04/2020/2200/F** - Demolition of Nos. 27 to 37 Linenhall Street and Nos. 8-10 Clarence Street and erection of seven storey office building 8-10 Clarence Street, 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street.

The Planning Manager advised the Committee that a late objection had been received in relation to application 6k, namely **LA04/2020/0857/F** - Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15 No.

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residential units, office space and ancillary development at Ormeau Centre, 5-11 Verner Street. The Members noted that the application had therefore been withdrawn from the agenda and the Committee agreed to hold a pre-emptive site visit to familiarise itself with the location.

Planning Appeals Notified

The Committee noted the receipt of correspondence in respect of a number of planning appeals which had been submitted to the Planning Appeals Commission, together with the outcomes of a range of hearings which had been considered by the Commission.

Planning Decisions Issued

The Committee noted a list of decisions which had been taken under the delegated authority of the Director of Planning and Building Control, together with all other planning decisions which had been issued by the Planning Department between 9th February and 8th March.

Abandonment

The Committee noted that the Department for Infrastructure (DfI) proposed to abandon 253.24 square metres of former footpath, consisting of two areas at Dunbar Link and Great Patrick Street, under Article 68 of the Roads (Northern Ireland) Order 1993.

Mr. Aidan Thatcher

The Chairperson reminded the Committee that this would be the last meeting at which the Director of Planning and Building Control would be in attendance as he would be leaving the Council to take up the post of Assistant Director (Growth and Housing) in Wigan Council. On behalf of the Committee, the Chairperson thanked Mr. Thatcher for his contribution to the Planning Department during his time in the Council and wished him well in his future role.

Miscellaneous

Regional Property Certificate Fee Increase

The Committee considered the undernoted report:

“1.0 Purpose of Report

- 1.1 The purpose of the report is to advise the Committee about an increase to the fee charged for a Regional Property Certificate.**

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2.0 Recommendations

2.1 Committee is asked to:

- **Note the revised fee structure for Regional Property Certificates.**

3.0 Main report

Background

- 3.1 Fermanagh and Omagh District Council co-ordinate and manage the Regional Property Certificate Service on behalf of the 11 Councils and other statutory partners. This includes collection of fees which are subsequently distributed on a net basis to each Council, based on the number of certificates issued for each respective area, normally on a bi-annual basis.**
- 3.2 The last fee change was in July 2019 when VAT was introduced following a HMRC ruling that this represented a chargeable service. It was confirmed at that time that this was not a statutory fee and Councils had the powers to amend at their discretion.**

Key Issues

- 3.3 It is proposed that the fee is increased from £60 to £70, inclusive of VAT, which is in line with the Local Council Property Certificate fee as this will avoid any confusion amongst the shared customer base. Other aspects of charges, including the charge for other sites and maximum fee, will not be affected. The proposed change to the fee structure is set out in Appendix A.:**
- 3.4 SOLACE has been consulted and has approved this change and it will also be advised to the Law Society as the representative organisation for solicitors in NI, with an effective date of 1 April 2021.**

Financial & Resource Implications

- 3.5 As per the report.**

Equality or Good Relations Implications

- 3.6 None associated with this report.”**

The Committee adopted the recommendations.

**Review of the Implementation of the
Planning Act 2011**

The Committee considered the undernoted report:

“1.0 Purpose of Report and Summary of Main Issues

- 1.1 The Department for Infrastructure (DFI) is carrying out a review of the implementation of the Planning Act (Northern Ireland) 2011. DFI has issued a ‘call for evidence’ to key stakeholders asking them to respond (see Appendix 1 on mod.gov).
- 1.2 The Planning Committee is asked to agree the Council’s response at Appendix 2, which will inform the Department’s review.

2.0 Recommendation

- 2.1 The Committee is asked to agree the draft response to DFI’s call for evidence at Appendix 2 regarding the Departmental review of the implementation of the Planning Act (Northern Ireland) 2011.

3.0 Main Report

Introduction

- 3.1 DFI is conducting a review of the implementation of the Planning Act (Northern Ireland) 2011. DFI has issued a ‘call for evidence’ to key stakeholders asking them to respond. The Planning Committee is asked to agree the Council’s response, which will inform DFI’s review. A draft response provided at Appendix 2.

Background

- 3.2 The Planning Act (Northern Ireland) 2011 (‘the Act’) was implemented in 2015 following the reform of local government and decentralisation of the majority of planning powers from the former Department of Environment to the 11 new councils.
- 3.3 The key aims of the reform of the planning system were:
- deliver Northern Ireland Executive’s decision to transfer the majority of planning functions to the newly formed councils thus creating a two tier planning system; and
 - bring forward short, medium and long term process improvements to modernise the system.

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- 3.4 The Department is required by law to undertake a review of the Act.
- 3.5 DFI stresses that the focus of the review is on the 'implementation' of the legislative provisions of the Act itself and the extent to which the original objectives of the Act have been achieved. This will then inform whether there is a need to retain, amend or repeal any provisions of the Act. The review will also provide opportunity to consider any improvements or 'fixes' which may be required to the way in which the Act has been commenced and implemented in subordinate legislation. DFI says that it is likely that issues with the planning system that have surfaced as a result of the Coronavirus pandemic will be considered as part of this review.
- 3.6 DFI issued the call for evidence on 15 February 2021. The deadline for responses was originally 15 March 2021. However, at the behest of Belfast City Council and other councils, DFI has agreed to extend the consultation period to 16 April 2021 to allow consideration by the Planning Committee and subsequent ratification at Full Council.
- 3.7 A link to the Planning Act (Northern Ireland) 2011 is provided below:
https://www.legislation.gov.uk/nia/2011/25/pdfs/nia_20110025_en.pdf

Key Issues

- 3.8 This is a very significant opportunity for the Council to influence much needed change and improvement to the planning process in Northern Ireland.
- 3.9 The planning system in NI is underperforming. In 2019/20, the average processing time for determining Major applications in Northern Ireland was 52.8 weeks – a modest increase over 59 weeks for 2018/19 and still almost double the statutory target of 30 weeks. Whilst the statutory target for Local applications was achieved for Northern Ireland as a whole there remains much scope for improvement.
- 3.10 There is widespread frustration experienced by users of the NI planning system that DFI retained too many 'checks and balances' when planning powers were transferred to councils. The structure of councils being legally reliant on central government Departments to make planning decisions causes difficulties, uncertainty and delays. There is considerable 'red

tape' and unnecessary administrative processes for Planning Authorities to follow. The bar for information requirements for applications at the beginning of the process is far too low and encourages 'bad' applications to enter the system. Planning fees do not come close to covering the costs of council planning services and Planning Authorities are far from cost neutral.

- 3.11 There is opportunity to address these and other issues to some degree through the Department's review. However, it is considered that much more fundamental reform is required if the NI planning system is to effectively support Belfast and the wider region. It is essential that Northern Ireland has a fit for purpose planning system if Belfast is to meet the needs of its communities, prosper and compete with other cities in these Islands and around the world. To this end, officers advise that an independent review of the NI planning system should be carried out by an outside body with particular expertise in international land-use planning and governance.**
- 3.12 The Council's proposed response to the Department's 'call for evidence' is provided at Appendix 2. Members are asked to endorse this response.**

4.0 Finance and Resource Implications

- 4.1 The proposed changes to the Planning Act 2011, as identified at Appendix 2, are aimed at reducing 'red tape' and improving the efficiency and effectiveness of the planning system in Northern Ireland. These changes will in turn have a positive impact in terms of reducing costs and improving performance.**

5.0 Equality or Good Relations Implications/Rural Needs Assessment

- 5.1 There are no equality or good relations implications associated with this report."**

The Committee agreed the following minor changes to the draft response. The final draft response, as amended, follows:

- in respect of the notice of applications, that public awareness should be encouraged and increased where possible, including that notices on site should be complementary to, and not instead of, direct neighbour notification;
- to acknowledge that the different levels of resource in Planning Committees across N.I. was not equal;

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- the Local Development Plan amendments must ensure it is adaptable to change and fit for purpose; and
- ensure that fee amendments resulted in graduated fees to ensure that smaller schemes paid a lower fee.

Final Response

**“Call For Evidence
Review Of The Implementation of The Planning Act (NI) 2011**

Response Form

Please provide us with your comments below. Please be as concise as possible and where appropriate provide evidence to support your comment.

Local Development Plans

Q.1. Do you believe there is a need to retain, amend or repeal any provisions of Part 2 of the Act or associated subordinate legislation with regard to the delivery of Local Development Plans?

Detail relevant provisions:

The following changes to the legislation should be made or considered. The relevant section of the Planning Act (NI) 2011 (‘the 2011 Act’) has been provided where relevant, as has any specific Regulation where possible. The response has been grouped under general headings to assist the Department.

LDP Preparation

The LDP statutory process should provide the scope to allow councils to respond to the consultation submissions and consider changes during the plan development stage, prior to its formal submission for Independent Examination (IE). Whilst it is acknowledged that DPPN10 now seeks to remedy this, further clarity (and a clear statutory basis) for this approach should be embodied in the relevant primary and secondary legislation. Given the long timescales involved in the current LDP process and given the desire to take into account any submissions received, it is important that councils have an opportunity to amend or fine tune the development plan document before its submission for IE, including for minor matters that seek to clarify or improve the document that do not change the overall policy direction and objectives. Where a more substantial change is desirable, then a further public consultation process on the proposed changes only would be appropriate. This approach requires a clear legal basis.

The current role of the Department of Infrastructure ('the Department') is not clear in relation to the preparation/adoption of development plan documents (DPDs) – at both the DPS and LPP stages. It is unclear as to the purpose of submitting the draft DPDs to the Department, rather than to the PAC directly. In addition, following the IE, the ability of the Department, having already taken part in the IE process, to veto the report and findings of the PAC is undemocratic and conflicts with the Department's other roles in terms of its service departments. The PAC should report directly to the councils following the IE and council elected members should then decide to adopt or modify the DPD in light of any recommendations. This does not, of course, remove the power of the Department or Minister to intervene at any stage in the process up to adoption.

Planning legislation should set out the scope and procedural requirements of any guidance prepared by the Department that relates to the preparation of LDPs and the policies therein. There should be a clear time bar for considering new guidance issued (either as draft or finalised guidance) in the relevant DPD as a clear point in time has to be set for practical reasons. Departmental guidance should also be subject to proper process, including stakeholder consultation and any relevant impact assessment that may be required prior to its finalisation and publication.

In reviewing the planning legislation, the opportunity should be taken to consider whether the two-stage process in NI, which is unlike the processes in GB and RoI, is effective and beneficial. Whilst it is accepted that the overall development plan should comprise, inter alia, a core strategy, operational policies, local policies, site requirements and land allocations/designations, these may be best considered contemporaneously rather than having a significant time period, inevitably at least 1-2 years, between the DPS and LPP stages. It was evident at our recent IE hearings that the 2-stage process is causing a degree of frustration with some parties and it is not evident that there is any significant benefit in separating the DPS and the LPP in terms of process and time.

LDP Consultation

The consultation arrangements, timescales and use of appropriate media for both stages of new LDPs need to be reviewed and simplified across the provisions in the 2011 Act and The Planning (Local Development Plan) Regulations (Northern Ireland) 2015. In particular, clarity, consistency and simplification across the different requirements in respect of the consultation process, including statutory adverts. In the latter regard, it is suggested that the public consultation periods for each relevant stage in the LDP process should be statutory period of 8 weeks minimum (as opposed

to maximum) and the statutory dates for accepting submissions should be clarified in relation to the current requirement for public notices during two consecutive weeks. Indeed, it is suggested that this two consecutive week requirement is omitted as a statutory requirement and that councils' Statements of Community Involvement specify the intended public notification at each stage, subject to any statutory minimum requirement.

The current definition of statutory consultation bodies set out at Regulation 2 of the LDP Regulations 2015 results in an unduly onerous and unnecessary notification of a long list of utility providers and licencees under Reg 2 (1) (f, g and h). The current reliance on UK lists for such providers, in the absence of a bespoke list for NI, has resulted in the issuing of statutory notices to many operators that are irrelevant to NI. The Department should take responsibility for managing a local list reflecting those operating in NI or, alternatively, the consultee body should be named as the relevant umbrella regulator body, such as the Utility Regulator and Ofcom.

The opportunity should also be taken for a more up to date and clear approach in relation to the use of digital media and websites for the use of different media for the purposes of consultation and advertisement.

It is considered that all amendments to the LDP process must ensure that it is adaptable to change and remains fit for purpose to enable quick and responsive plan production and review.

LDP Adoption and Independent Examination Process

The 2011 Act only refers to whether a plan is "sound" in Section 10 para 6 (b). The main issues lie with the tests transposed by the Department and set out in DPPN06 which, whilst "based" on practice elsewhere, fails to take account of the important differences in the NI system. In particular, the tests include elements over which councils have little control due to the particularities of the NI LDP process and the role of the Department. This clearly includes the LDP Timetable which, naturally accepted as good practice and a useful guide for all participants in the process, is inevitably subjected to significant changes as the many stages in the process are advanced. Whilst it is also accepted that the Department has indicated some flexibility (up to 6 months due to Covid, for example), the strict adherence to a proposed timetable should not be a matter of soundness.

Tree Preservation Order Matters

Section 124 of the 2011 Act affords the Department the power to, inter alia, vary or revoke a TPO. This power is not afforded to councils in

Sections 122-123 of the 2011 Act. Whilst Regulation 8 of The Planning (Trees) Regulations (Northern Ireland) 2015 refers to the revocation of TPOs by councils, the primary legislation does not align with this. The power for councils to vary or revoke TPOs, including those made by the Department and its predecessors, should be expressly included in the primary legislation.

Built Heritage/Conservation Matters

Section 104 of the 2011 Act allows the authority that originally made a conservation area designation to vary or cancel the designation. Therefore, this power does not afford councils the power to vary or cancel a conservation area designated by the Department and its predecessors. The primary legislation should be amended to afford councils such powers.

The Planning (General Permitted Development) Order (Northern Ireland) 2015 and The Planning (Fees) Regulations (Northern Ireland) 2015 should be amended to allow councils to set aside fees or charges where the application fee arises as a result of a decision to remove the permitted development rights under the Article 4 procedure.

In addition, in terms of the Article 4 process, the general procedure as set out in the current Regulations should be reviewed in relation to the degree of the process undertaken by the Department and the level of oversight.

Section 81 of the 2011 Act affords councils the power to serve a Buildings Preservation Notice. However, unlike other statutory notices, including those that take immediate effect in particular circumstances, such power was not also retained by the relevant government department (HED in this case). This oversight should be corrected to provide the Department with the ability to take proactive and urgent action in relation to buildings that it considers could have value that would merit statutory listing.

Other Matters

Whilst not directly related to planning legislation, it is important that the Department addresses the ongoing review of the existing planning policy statements – i.e. Countryside, Renewables and Minerals - as councils are still awaiting the outcome of these reviews and they may have an impact on future local policy development. In addition, the Department is still to publish guidance on the assessment elements of new LDPs, including for EQIA and HRA. We also acknowledge that the Department undertook to review the SPPS within five years and this timeframe has clearly passed.

In view of the change to LDPs and the SPPS as the primary focus for policy and the abandonment of PPS guidance, the opportunity should be taken to give greater clarity in relation transitional provisions, including the materiality and weight to be given to extant development plans and previously progressed draft development plans.

Q.2 Do you believe there are any improvements which may be made to the way in which local development plans are implemented?

Supporting Comments:

No comments on the implementation of LDPs at present as this is post-adoption and, thus far, the Belfast LDP is still at the independent examination stage.

Currently, at this pre-adoption stage, we are generally satisfied with our obligations in terms of the statutory requirements around annual monitoring and periodic review of LDPs.

Planning Control and Additional Planning Control

Q.3 Do you believe there is a need to retain, amend or repeal any provisions of Part 3 or Part 4 of the Act or associated subordinate legislation with regard to the Planning and Additional Planning Control?

Detail relevant provisions:

The following changes to the legislation should be made, acknowledging the different level of resource in different Councils across NI. The relevant section of the 2011 Act has been provided below but the Department should cross reference with the related parts of subordinate legislation (such as the Planning (Development Management) Regulations (Northern Ireland) 2015 and Planning (General Development Procedure) Order (Northern Ireland) 2015).

Part 3

Hierarchy of Development

S25 – consideration should be given to the creation of a third “Minor” category of development to be more representative of the range of applications. These would include minor application types such as “Householder” applications, Advertisement Consents and applications for Listed Building Consent. At the moment the spectrum of Local applications ranges from a domestic porch to a large residential scheme comprising 49 units – this is far too wide for any meaningful measurement and analysis of Local applications.

Furthermore, consideration should be given to mirroring the categorisation of planning applications in GB (Major, Minor and Other) to aid comparison with neighbouring jurisdictions in areas such as performance and efficiency.

Call in of applications to the Department

S29 – The Department has retained far too many checks and balances in the planning application process when planning powers were transferred to councils. This has led to an unnecessarily bureaucratic process which disempowers councils and undermines local decision making. Furthermore, it increases uncertainty and risk for developers and investors, extends determination times and has a detrimental impact on performance. It is essential to eliminate bureaucracy and significantly improve the efficiency and effectiveness of the NI planning system in order that Belfast and wider region can be economically competitive.

The requirement for councils to notify the Department where it intends to approve permission for Major development and there has been a significant objection from a statutory consultee should be removed. Despite numerous notifications to the Department, no such applications have been ‘called in’, which demonstrates that the rationale for such decisions by the Council have been sound. There is no reasonable justification for retaining this provision, particularly given the free standing ability of the Department to call in an application at any time. If another statutory agency is sufficiently concerned about the proposed decision they can contact the Department directly to request that the decision be ‘called in’. Examples of unacceptable delays include Major planning applications at Academy Street (LA04/2017/2811/F – the notification process took 4 months), Tribeca (LA04/2017/2341/O – 4 months) and Bedford Yard (LA04/2020/0659/F – 3 months).

The requirement to notify the Department of a council’s intention to approve Conservation Area Consent should be removed for these same reasons.

The Department should issue clear and explicit guidance on retained notification and call-in processes to aid transparency.

Pre-Determination Hearings

S30 – the requirement for councils to hold mandatory Pre-Determination Hearings should be removed. This requirement is unnecessary administration which adds further delay, confusion and uncertainty to the planning application process; increases risk for developers and investors; hinders performance against the statutory

targets; and increases costs for both councils and applicants. The removal of the mandatory requirement would not preclude councils from holding discretionary Pre-Determination Hearings either of its own motion or following consideration of a request from an interested party. Councils already provide public speaking rights at their Planning Committees and so interested parties would already have had opportunity to appear before and be heard by Elected Members. Mandatory Pre-Determination Hearings unnecessarily repeat the process and have no meaningful purpose. Notwithstanding that position the legislation in relation to this issue is complicated and confusing so the wording should be reviewed.

Schemes of Delegation

S31 – Schemes of Delegation – and how councils apportion delegated powers to officers and Elected Members through their respective Planning Committees – is entirely a matter for those individual councils and local decision making. The requirement for the Department to approve council Schemes of Delegation must be removed as it is unnecessary interference and bureaucracy adding unnecessary delay and costs.

Form and content of planning applications

S40 (and Article 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015) – the bar for a valid planning application in Northern Ireland is plainly far too low. Applications are invariably not submitted with all the information required by planning policy and good practice, and necessary for councils to make a positive determination at the first time of asking. This results in excessive delays to the application process as the council waits for the outstanding information, significantly contributing to under-performance against the statutory targets for determining Major and Local applications. It adds considerable costs to councils and wastes time for already over-stretched statutory consultees who are asked to comment on information deficient applications.

The Council published its *Application Checklist* in 2018, which provides guidance to customers on which information they should submit with planning applications in order to front-load the process, speed up the determination process and improve the chances of permission being granted. However, the Application Checklist carries no statutory weight and is essentially a “work-around” of the legislation. The Council recently carried out a review of its Application Checklist which demonstrated that it has had a marked positive impact on performance and efficiency, and has been well received by applicants, statutory consultees and staff. A copy of the review has already been provided to the Department and is sent again alongside this response. The review should form part of the evidence

base for much needed legislative change to improve information requirements at validation. The Council would therefore welcome an express statutory provision permitting councils to require applications to be accompanied by such additional information and/or documentation as the council specifies by general notice. This would mirror the current process in GB where planning authorities publish a “Local Validation List”, setting out minimum information requirements for applications. The Council would also request that such a provision should include the power to refuse an application for failure to provide the information within a certain timeframe (as may be determined by the council) unless the council has expressly agreed to extend that period.

Notice etc. of applications for planning permission and appeals

Article 8 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 – Planning Authorities should have the option of erecting a site notice as an alternative to direct neighbour notification. That is the current approach in GB and works well as it gives Planning Authorities flexibility in tailoring public notification to best meet the particular circumstances of the application. Site notices can often be more cost effective (for example where it is an alternative to neighbour notifying a whole residential apartment block with hundreds of residents – a particular issue in dense built-up areas such as Belfast City Centre). Site notices also publicise applications to a much greater audience than neighbour notification as they can be widely seen from public vantage points close to the site.

The requirement to publicise planning application in the press is outdated and very costly for councils. Belfast City Council’s current advertising budget is £50,000. The legislative requirement to publicise applications in the press should be removed in its entirety and substituted by a combination of electronic consultation, neighbour notification and site notices as set out above. At the very least, the extent to which applications must be advertised in the press must be reduced significantly to only certain types of applications which have the potential for greater impacts, as in GB. This would be limited to applications for Major development, development affecting a Listed Building, development in a Conservation Area and EIA development.

It is consider that the consultation process should increase public awareness, and if site notices are proposed that these are complementary to the exiting forms of notification.

Determination of applications

S40 – a council should only be obliged to determine the application as made (cross reference with Article 3 of the GDPO 2015). A council may accept additional information and amended plans once the application has been made only at its discretion. At the moment many planning applications are generally of poor quality either because information is incomplete or the scheme is obviously deficient in some way. This means that far too many “bad” applications enter the system, wasting council and statutory consultee resources, and significantly contributing to underperformance. Some agents have admitted that they sometimes submit applications in a very basic form “just to get it on the books”. Far too often the planning application process is used by customers as an “MOT check” with councils having to identify numerous areas where applications need to be improved.

Indeed, agents/applications often expect to be able to improve their planning application once submitted, notwithstanding the fact that the application process is far from the correct forum for negotiating significant changes to a proposal once in the system. This adds considerable delay and burden on councils, statutory and non-statutory consultees and is fundamentally a disservice to their clients who are often paying significant fees. It is plainly good practice for councils to advise customers as soon as they know that there is a problem with their planning application. However, where those issues are significant and go to the heart of the proposal, the ability to submit amended plans and/or additional information in response to those substantial concerns must be removed. Instead amended plans and/or additional information should only be permitted where they are of a more minor nature and at the discretion of a council. This will improve efficiency, timeliness of decisions and performance. It will also significantly reduce costs for applicants, councils and statutory consultees.

Planning Authorities should be able to “agree an extension” of time for individual planning applications, like in GB. This would take pressure off Planning Authorities having to make a determination in line with the statutory target and enable more modest changes to be made to a planning application by mutual agreement between the Council and applicant. This would result in less conflict in the process, better respond to the requirements of customers, result in more positive decision making and, very importantly, support better quality outcomes on the ground. This new provision would require statutory targets to be redefined to the percentage of decisions achieved within the statutory target rather than average processing time (as in GB).

Matters which may be raised in an appeal

S59 – Belfast City Council considers that this provision should be revised to reflect what the Council considers was intended by its insertion, namely to prevent new information being routinely introduced at appeal. The Planning Appeals Commission continues to accept amendments to proposals and/or new information subsequent to the council's original refusal decision. The rationale for this is that the Council is represented at the appeal and therefore is not prejudiced by the introduction of the new information. This is fundamentally at odds with the way in which planning decisions are now made as part of a democratic process and administratively unfair. Firstly, it encourages the submission of poor applications as applicants know they have a “second bite of the cherry” to modify their proposal at appeal following refusal of permission by the council. It also means that the appeal is decided on a proposal which was never before the council, had not been considered by its Elected Members in accordance with the relevant Scheme of Delegation, and was not subject to consultation with local people and communities. Section 59 of the 2011 Act should be amended to ensure that appeals can only be determined on the basis of the application as original refused by the council, as in GB. No amendments or new information should be permitted or considered unless of an extremely minor nature.

S76 – in appropriate circumstances, developers should be able to submit a Unilateral Undertaking as a substitute to a Bi or Multi Party planning agreement under Section 76. Unilateral Undertakings can be quicker to arrange and more cost effective, thereby speeding up the planning application process, particularly for Major applications.

The Council is also of the view that Section 76 (15) (a) should be removed as it is unnecessary. This provision requires the Department to be a signature to a Planning Agreement where the application has been made to a council, and the council has an estate in the land to which the proposed agreement relates. There is no such equivalent provision in either GB or the Republic of Ireland.

Part 4

Control of demolition in Conservation Areas

S105 – the requirement for councils to refer an application for Conservation Area Consent to the Department, where it intends to grant permission, is completely heavy handed, disproportionate and unnecessary administrative burden. Demolition in a Conservation Area invariably present only local and not regional issues. The legislative requirement to notify these applications to the Department must be removed.

Other

The Planning (General Development Procedure) Order (Northern Ireland) 2016 must be amended to allow a council to procure its own in-house expertise in areas such as Listed Building; transport and road safety; and local ecological issues, in place of consulting the relevant Government Department and statutory consultee. The existing structure with local government being legally reliant on central government to make planning decisions is exceptionally disjointed, contributes significantly to underperformance and makes the planning system in Northern Ireland highly ineffective. The Department should have transferred greater powers to the new councils in 2015 including responsibility for transport, the majority of Listed Buildings, consideration of ecological issues and regeneration. The recommendations of the “John Irvine report” (2019 review of the effectiveness of the planning system in Northern Ireland, commissioned by the Department) are welcomed, however, they essentially only “paper over the cracks” and fail to address the core systemic issues. Belfast City Council must be a unitary authority with increased planning powers if it is to compete with other cities in these Islands and internationally.

Pre Application Discussions (PADs) are of fundamental importance to front-loading the planning application process, especially for Major and complex Local applications. Statutory consultees are already overburdened and over-stretched and unable to effectively support statutory consultation on planning applications. They therefore frequently struggle to properly engage in the PAD process due to lack of resources. Legislative change is necessary to enable statutory consultees to charge their own PAD fees with the income ring-fenced to improve capacity. Belfast City Council’s experience is that that developers would be willing to pay statutory consultees for PAD advice if it would improve the quality of their applications and significantly improve processing times.

Article 4 of the Planning (General Permitted Development) Order (Northern Ireland) 2015 should be amended to make it clear which matters may be “reserved” i.e. layout, scale, design, access and landscaping.

Q.4. Do you believe there are any improvements which may be made to the way in which planning control is implemented?

Enforcement

Q.5 Do you believe there is a need to retain, amend or repeal any provisions of Part 5 of the Act or associated subordinate legislation with regard to the Enforcement?

Detail relevant provisions:

Issue of enforcement notices by Councils

S38 – Planning Authorities should be able to issue Enforcement Notices, Planning Contravention Notices and other formal notices by electronic means (such as email) as a more efficient and cost effective alternative to issuing such notices by post or in person.

Q.6. Do you believe there are any improvements which may be made to the way in which planning enforcement is implemented?

COVID-19 Recovery

Q.7 Do you believe there are any changes to planning procedures in general which could safeguard the system against potential future adverse impacts associated with emergency situations, such as that currently being experienced as a result of COVID-19 pandemic?

Detail relevant procedures:

Planning register

S242 – during the COVID-19 pandemic, Planning Authorities have had restricted access to their offices meaning that planning registers have been unable to be viewed in person by the public. Legislative change is required to suspend these requirements during emergency situations.

Other Parts of the 2011 Planning Act

Q.8 Do you believe there is a need to retain, amend or repeal any provisions of other parts of the 2011 Planning Act, or associated subordinate legislation?

Detail relevant provisions:

Correction of errors in decision documents

S219 – this provision should be enacted to give Planning Authorities the ability to address correctable errors in decision notices.

Fees and charges

S223 – the Planning (Fees) (Amendments) Regulations (Northern Ireland) 2019 must be fundamentally reviewed. The net cost of the Belfast City Council's Planning Service is £1.2m – planning fee income falls well short of the service being cost neutral. This means

that rate payers are unfairly subsidising the Council's delivery of its Planning Service. We have raised this specific concern with the Northern Ireland Audit Office who are currently conducting an audit of the NI planning system.

Any amendments to fees should result in a graduated fee system to ensure smaller schemes pay a lower fee, and vice versa, ensuring that there is full cost recovery as set out above.

In addition, charging must be introduced for current non-fee paying applications such as Discharges of Condition; Non Material Changes; Proposal of Application Notices and Listed Building Consent (where there is no accompanying planning application). These applications represent a significant proportion of the Council's overall workload yet there is no charge for these services. Work has previously been carried out by the SAO Group at the behest of the Strategic Planning Group to quantify the significant levels of non-fee paying application work undertaken by Planning Authorities. Belfast City Council estimates that approximately 25% of applications attract no fee.

Measurement of statutory performance

The way in which planning application performance is measured should be reviewed. The approach in GB of measuring the percentage of applications determined within the statutory target should be adopted. This would facilitate the introduction of the provision allowing Planning Authorities to agree an extension of the determination with the applicant. Combined with the re-categorisation of planning applications in line with the GB model, this would allow direct comparisons to be made with GB, aiding assessment of performance and efficiency.

Withdrawn applications should be removed from the statutory measures since they are not decision made by the council but by the applicant. It is manifestly unfair to measure the performance of councils on decisions which are out of their hands.

Final disposal of an application

Article 40(13) (a) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 allows Planning Authorities to "Finally Dispose" of applications where an application had not been determined and the statutory time limit for lodging an appeal has expired. At the moment, councils have no ability to remove an application from the system if it has stalled indefinitely and in a state of flux. Final disposal effectively allows a council to "withdraw" an application itself without the additional cost of having to process it to completion."

**Meeting of Planning Committee,
Tuesday, 16th March, 2021**

Issue Raised in Advance by a Member

That DFI Planning be invited to present on their review of Community Engagement in the Planning Process – Councillor Groogan

At the request of a Member, the Committee agreed to invite DFI Planning to engage with the Committee in relation to the ongoing examination of community involvement in the planning process.

Restricted Items

The information contained in the report associated with the following 2 items is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Resolved – That the Committee agrees to exclude the members of the Press and public from the Committee meeting during discussion of these items as, due to the nature of the items, there would be a disclosure of exempt information as described in Section 42(4) and Section 6 of the Local Government Act (NI) 2014.

Finance Update

The Committee was provided with an update on the impact of the Covid-19 pandemic on the Council's financial position, and a strategy to address the forecast deficit and the mitigation measures which had and would be taken as the situation evolved.

Noted.

**Lisburn and Castlereagh City Council –
Local Development Plan - Focused
Changes Consultation**

The Committee noted the submission of comments to Lisburn and Castlereagh City Council's Local Development Plan Focused Changes Consultation, which would be subject to approval by the Strategic Policy and Resources Committee.

Planning Applications

THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE POWERS DELEGATED TO IT BY THE COUNCIL UNDER STANDING ORDER 37(e)

Withdrawn Items

The Committee noted that the following four applications had been withdrawn from the agenda:

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- **LA04/2019/1833/F** - New dwelling to replace previous dwelling on site at 11 Ashley Park, Dunmurry;
- **LA04/2020/2200/F** - Demolition of Nos. 27 to 37 Linenhall Street and Nos. 8-10 Clarence Street and erection of seven storey office building 8-10 Clarence Street, 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street;
- **LA04/2020/0426/F** - Reconstruction of petrol station and ancillary retail unit including the replacement of fuel tanks, pumps and canopy alterations. Hot food takeaway unit, ATM, compactor and provision of an EV charging facility at 228 -232 Stewartstown Road; and
- **LA04/2020/0857/F** - Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15 No. residential units, office space and ancillary development at Ormeau Centre, 5-11 Verner Street.

(Reconsidered Item) LA04/2020/1022/F - Demolition of existing vacant buildings and structures to the rear of the site and alterations, refurbishment and extension to existing terraced dwelling at 1 Canada Street to provide 6no. apartments plus associated site works at 1 and 1a Canada Street

The Committee was advised that the application had previously been listed for Committee consideration on 16th February, 2021. The application had not been presented and was deferred for a site visit to be undertaken to allow the Committee to acquaint itself with the location and the proposal at first hand. A site visit for Members had taken place on 2nd March, 2021.

The Principal Planning officer provided the Committee with the key aspects of the application.

She reminded the Committee that it was up to the applicant to furnish the Authority with information, plans and drawings to demonstrate the acceptability of their proposal and that the applicant had failed to do that. The Members were advised that the sections and shadow analysis which had been received confirmed officers' concerns regarding the unacceptability of the proposal in terms of scale, mass; limited separation and proximity to neighbours.

The Committee was advised that, on Monday, 1st March, the applicant had submitted additional information and an amended scheme. The amendments included:

- the creation of a point of access from the public street to all apartments;
- the reduction of overall numbers from 6 apartments to 5; The proposal had removed the ground floor apartment from 1 Canada Street and instead proposed that to be used as an access corridor to the proposed apartments, stores, bicycle parking and bin store located under the 1st floor of 1 Canada Street which was

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previously proposed to be the entrance courtyard to the apartments;

- amendments to provide external bin access to the houses which backed onto it on Canada Street; the relocation of bin storage areas to a larger area where all bins could be accessed more easily to both apartments and to the street; and
- the bin access arrangements for the houses on My Lady's Road maintained

The proposal of the amended scheme now included some changes to the elevations as well as work to properties outside the site address and ownership of the applicant.

The agent had also referred to other back lands developments in east Belfast which they deemed comparable to the proposal, however, officers felt that they were not directly comparable with the site.

The Principal Planning officer outlined that the proposal had removed the entrance courtyard and now provided an access corridor through the existing ground floor of 1 Canada Street. She explained that officers still had concerns regarding the layout, limited separation distances, the outlook and surveillance as outlined in the original case officer's report.

In relation to amenity, it was acknowledged that the amenity garden area would be communal, however, it could not be considered private amenity space and would be overlooked by existing dwellings from Canada Street and London Road. Whilst a degree of overlooking was expected in any inner city location, she highlighted that the proposal would result in overlooking to an unacceptable degree, and would detrimentally impact on the residential amenity of prospective residents.

The Committee was advised that the scheme was not reflective of the character of the area and failed to provide a quality residential environment and was considered to be contrary to policies QD1 of PPS 7 and LC1 of the Addendum to PPS7. The proposal failed to maintain the character and appearance of the proposed ATC and was considered contrary to paragraphs 4.26 and 6.21 of the SPPS for NI.

The Committee was advised that NI Water and DFI Roads had offered no objection to the proposal, subject to conditions.

The Chairperson welcomed Councillor Dorrian to the meeting, who wished to address the Committee in support of the application. He outlined that:

- he was familiar with the site as it within his District Electoral Area and had been derelict for a number of years;
- it was a current hotspot for anti-social behavior;
- that residents in the area wanted to see regeneration of the site;
- he urged the Committee to support the scheme.

The Chairperson thanked Councillor Dorrian for his contribution.

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He then welcomed Mr. N. Kohner, applicant, to the meeting. He advised the Committee that:

- he had tried to bring a positive change to the area with a good scheme to create highly desirable homes;
- he did not want to see the site continue as a wasteland;
- that, if the Committee was minded to refuse the application as per the officers' recommendation, the Committee and the Planners would work with him to help regenerate the site.

A number of Members stated that they had sympathy with the applicant in that the site was a difficult space and was in need of development and encouraged further engagement with the Planners in respect of the site.

The Committee agreed to refuse the application and delegated power to the Director of Planning and Building Control for the final wording of the refusal reasons.

**(Reconsidered Item) LA04/2020/1803/F - Change of use
to House of Multiple Occupancy at 60 Springfield Road**

(Councillor Murphy did not participate in the vote on this item as he had not been present for the duration of the officer's presentation when it had been presented previously, on 15th December, 2020.)

The Committee was reminded that, at its meeting of 15th December, 2020, it had agreed to defer consideration of the application to request that DfI Roads would carry out a site visit to observe traffic and for representatives to attend the next Meeting. She explained that Mr. G. Lawther, DfI Roads, was in attendance.

The Principal Planning officer reminded the Committee of the details of the application for a change of use from a single dwelling to a House in Multiple Occupation (HMO). She explained that DfI Roads had since stated the following with regards to the assessment of the application:

- in assessing development applications proposing Houses in Multiple Occupancy (HMO), DfI was informed by the HMO Subject Plan for the Belfast City Council Area 2015. Whilst the various policy requirements of the Subject Plan sought to encourage regeneration, address need and demand, and also protect against residential amenity, it was noted that the provision of car parking was not a requirement of the assessment process;
- Existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', did not incorporate car parking as a requirement for HMO development.
- in light of the above, DfI Roads position was unchanged, it had raised no objection to the proposal and it had confirmed that it did not intend to carry out a site visit.

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The Committee was advised that five representations and a signed petition had been received in opposition to the application, raising issues including antisocial behaviour, lack of parking, dirt/smell, not informed as direct neighbours and a lack of family housing provision.

She explained that DFI Roads and Environmental Health had been consulted on the application and had no objections.

In respect of the principle of the proposal at this location, the Principal Planning officer outlined that the application site fell within an HMO Development Node HM 4/07 Falls Road/Springfield Road, as designated within the HMO Subject Plan for Belfast (2015). She reported that Policy HMO 3 stated that planning permission would only be granted along the frontages of designated HMO Development Nodes, providing it did not include HMO development at ground floor level within a designated commercial node or shopping area. She clarified that the proposal was situated within the frontage of a designated HMO Development Node, and was also in line with Policy HMO 6, as the criteria within the policy was either met or was not relevant.

A Member expressed concerns and stated that she did not feel that the Committee had all of the relevant information, particularly regarding how PPS3 had been assessed, how they worked alongside the HMO Subject Plan, and how DFI Roads had made its assessment in respect of the application.

The Principal Planning officer explained that the HMO Subject Plan did not set out any standards for parking and, while PPS3 set out general requirements for development, there was nothing specific in the parking standards relating to HMO development and that, therefore, you could not apply a standard which did not exist. She acknowledged that there was a gap in terms of assessments of HMOs, but that they could not demand parking from an applicant when there was no standard.

Mr. Lawther added that there was no target or policy to meet in terms of parking standards for HMOs.

The Member queried how officers could be satisfied that the application had been adequately assessed against PPS3 if there was no mechanism for assessing such an application against it.

The Director of Planning and Building Control clarified to the Committee that the highways implications are assessed against the PPS 3 requirements by DFI Roads. He added that DFI Roads had advised that it had carried out a desktop analysis of the impact of the application and that it did not warrant a site visit, given that it was a small scale development.

Accordingly, the Chairperson put the officer's recommendation to approve the application to the Committee, with delegated authority granted to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.

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On a vote, no Members voted for the proposal, four against and nine no votes, and it was accordingly declared lost.

As there were no counter proposals, the Divisional Solicitor and the Director of Planning and Building Control advised the Committee that it might be helpful for the Committee to defer the application so that further information could be provided to the Committee in relation to PPS3 and the policy position in respect of HMO applications.

In response to a Member's query as to whether the Committee could request that DFI Roads would undertake a comprehensive review of parking standards, the Divisional Solicitor advised the Committee that it would take some months for DFI Roads to carry out such a review. She explained that the Committee could request that DFI would review the standards, but to note that it would not be undertaken by the time the application was brought back to the Committee.

Moved by Councillor Garrett

Seconded by Councillor Hussey and

Resolved – that the Committee agrees to:

- defer consideration of the application to enable further information to be provided in respect of PPS3 and the policy position in terms of HMOs; and
- that DFI Roads be formally requested to undertake a site visit in respect of the application; and
- to separately write to DFI Roads, requesting that they undertake a comprehensive review of parking standards in due course.

(Reconsidered Item) LA04/2020/0845/O - Outline planning permission for a mixed use regeneration proposal with all matters reserved for retirement living at plot 6, medical or health services at plot 9, multi storey car park, local retail uses, restaurant and cafe uses, leisure and gym facilities at plot 8, associated internal access roads, associated new public realm and amenity open space including central plaza and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F); and no matters reserved for residential development (81 apartments) at plot 3 with ground floor local retail use/restaurant and cafe uses/leisure and gym facilities, associated landscaping, car parking and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F) and reconfiguration of temporary car park to the rear of King's Hall (approved under LA04/2018/0040/F) on lands at Kings Hall and RUAS site

(Councillors Carson and Hanvey did not participate in the vote on this item as they had not been present for the duration of the officer's presentation when it had been presented previously on 16th February, 2021.)

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The Planning Manager reminded the Committee that it had originally considered the application at its meeting on 16th February. He reminded the Committee further that it had resolved to defer the application in order to carry out a site visit and to seek clarification on Air Quality issues from Environmental Health. The site visit had taken place on 10th March.

He advised the Committee that one further objection to the application had been received on 18th February, raising concerns relating to the impact of traffic using the Balmoral Avenue access, in particular the impact on a neighbouring property to that access. He provided the officer's response to the issue and outlined that no new planning concerns had been raised. He added that DFI Roads had been notified of the late objection and that it had offered no objection, subject to conditions.

The Planning Manager drew the Committee's attention to the Late Items pack whereby, following receipt of DFI Roads final consultation response which recommended the provision of a minimum of 4 additional car club spaces, the applicant had confirmed that they were willing to provide 4 additional spaces resulting in an overall provision of 6 car club spaces. The Planning Manager explained that, while the additional car club spaces were not required to make the development acceptable, they did provide greater opportunity for sustainable transport modes for users of the site. He added that those spaces, along with discounted membership (50%) of a car club for a period of 3 years, would be secured through a Section 76 Agreement.

In respect of the air quality issues, the Members were advised that the Technical Note, available on the Planning Portal, stated that "the air impact quality assessment had robustly assessed the impacts of traffic emissions in the Air Quality Management Area. Due to the improvements in vehicle emissions with time; the phased nature of the development; and the mitigation measures included within the proposed development, which would reduce vehicle trips and encourage sustainable travel, the residual air quality effects as set out in the ES Chapter were not significant". The Planning Manager confirmed that, having assessed the Air Quality Impact Assessment, Environmental Health had offered no objection to the Air Quality Impacts, subject to a condition relating to the installation of any combustion plant.

The Members were advised that Environmental Health had prepared an additional report, also available on the planning portal, to provide further information for Members as to how the consultation process in relation to ambient air quality impact was undertaken by the Council's Environmental Health staff, and the conclusions reached in respect of the ambient air quality impact of the regeneration proposal.

The Committee was advised that the report stated that, at each stage, the proposal had assessed the information provided against local air quality management technical guidance and planning policy and emphasised that extensive consultation had been undertaken in relation to the AQIA methodology, between Air Quality Consultants and the Council's Air Quality Technical Officer. Environmental Health was satisfied that the AQIA had been undertaken in accordance with relevant government guidance, including the Environmental Protection UK and Institute of Air Quality Management guidance document, 'Land-use Planning & Development Control: Planning For Air

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Quality' (January 2017) and the UK Local Air Quality Management Technical Guidance document LAQM.TG(16).

The Planning Manager outlined that the AQIA employed traffic flow data for relevant local roads, converted into Annual Average Daily Traffic (AADT) flows and provided by the project transport consultants. He outlined that the Council's Air Quality Technical Officer had requested confirmation of the accuracy of the road traffic data utilised within the AQIA as part of the planning consultation process and was satisfied that the additional traffic emissions, associated with the proposals, had been assessed correctly and in accordance with relevant guidance.

In its conclusion, the report stated that, apart from the Stockman's Lane monitoring station, Environmental Health currently monitored nitrogen dioxide annual mean concentrations at Stockman's Crescent, Balmoral Avenue and at the Upper Lisburn Road and none of those three monitoring sites had recorded exceedances of the nitrogen dioxide annual mean objective during 2019. As a result, Environmental Health had a good understanding of air pollution concentrations in the vicinity of the regeneration proposal and were therefore able to provide comprehensive advice to the Planning Service.

The Members were advised that Environmental Health had acknowledged that the air quality predictions for 2021 had been based on worst-case assumptions regarding the increase in local traffic flows. It had been assumed that the whole scheme would be completed and be fully operational in 2021, whereas the development buildout and occupation were to be phased over a 5-year period; 2021-2026. The Planning Manager explained that the further analysis undertaken by the consultants had demonstrated that the impacts associated with the proposed development were predicted to be negligible before 2026, when the proposed development was to be fully operational.

It was reported that Environmental Health had noted that the consultants had indicated a series of mitigation measures were to be implemented, aimed at enhancing the attractiveness of sustainable travel, which would further reduce the impact of road transport sources. The measures included the provision of secure cycle storage facilities and public transport information as prescribed within the Travel Plan.

The Planning Manager added that Environmental Health had considered the proposed mitigation measures and advised that they would reduce associated emissions from road transport users and that they were appropriate and achievable.

The Chairperson advised the Members that Ms. E. Barszczewska-Lyner, Environmental Health officer, was in attendance to answer any technical questions from the Members.

In response to Members' questions, Ms. Barszczewska-Lyner provided the Committee with clarification in respect of the process by which Environmental Health had carried out a detailed assessment of traffic emissions in the area, particularly given the scale of the proposal and its location which was close to an Air Quality Management Area (AQMA). She reiterated that the assessment had been based on the worst case scenario with the whole site operational and with the 4,000 additional car journeys mentioned within the report.

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The Chairperson advised the Committee that Mr. G. Pellizzaro, Air Quality Consultant, Mr. B. Pope and Ms. N. Semple, Transport Consultants, and Ms. E. Walker, agent, were also in attendance.

In response to a Member's question, Mr. Pellizzaro advised the Committee that the Stockman's Lane AQMA monitor had shown a decrease of nitrogen dioxide concentrations, by 11 micrograms, between 2014 and 2019. He advised that the figures tied in with data from across the U.K and explained that Air Quality was predicted to continue to improve due to older vehicles having been retired from the road.

He added that, for the Air Quality Assessment, they did not take into account any behavioural changes in terms of an increase in users cycling, walking or using car clubs, and that it had been carried out based on the worst case scenario of everyone driving to and from the site.

In response to a further question, Ms. Semple provided the Committee with details on the use and operation of car clubs.

In response to a further Member's query on the Green Travel Plan, Ms. E. Walker, agent, advised the Committee that the developer would include an electric vehicle charging point within the multi-storey car park element of the scheme. In relation to the Travel Plan measures, she explained that there would be monitoring to ensure that the mitigation measures were demonstrating an increase in the use of sustainable transport.

The Director of Planning and Building Control added that the Travel Plan was not a static document and that it was required to be reviewed over the development period. He explained that the document was still not finalised as the end users had not yet been agreed.

Accordingly, the Chairperson put the officer's recommendation to approve the application to the Committee, with delegated authority granted to the Director of Planning and Building Control to finalise the Section 76 Planning Agreement and the wording of conditions, subject to no new substantive planning issues being raised by third parties.

On a vote, six Members voted for the recommendation, two against and four no votes, and it was declared carried.

LA04/2020/1864/F - Application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission Z/2014/0077/F (erection of new pavilion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking) to vary Condition 13 (seeking to vary the scheme of landscaping to be implemented) Glassmullin Gardens / Slieveban Drive

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(Councillor Collins, having declared an interest in the item, advised that he wished to address the Committee on the application but that he would not participate in the vote on the application.)

The Principal Planning officer advised the Committee that the application sought to vary condition 13 of planning permission Z/2014/0077/F under Section 54 of the Planning Act (Northern Ireland) 2011. He explained that the variation of the condition proposed to amend the landscaping plan which had been previously approved. He outlined that the proposal would result in a reduction in the amount of tree and shrub planting. The change was to address community concerns about the impact of the original planting scheme on the open character of the green and concerns around surveillance and anti-social activity.

He advised the Members that the Council's Tree Officers, Landscape Planning and Development Teams, as well as the PSNI, had been consulted in relation to the amended proposal and that they had all responded with no objections to the proposed variation.

The Chairperson advised the Committee that Councillor Collins wished to address the Committee before leaving the meeting.

Councillor Collins advised the Committee that:

- he had been involved in a campaign with local residents in trying to retain the green space in the area;
- residents did not feel that there had been good communication from the developer at the beginning of the process;
- the changes in front of the Committee reflected the impact of the campaign and that the negotiations had been somewhat successful in achieving a better scheme; and
- there had been an agreement with the school to form a management committee for the facility, to include local residents and community representatives, and, while he recognised that it could not be conditioned, he encouraged the Committee to consider attaching recommendations in respect of the management of the site going forward.

(Councillor Collins left the meeting at this point in proceedings)

Councillor Carson stated that:

- he concurred with a lot of what Councillor Collins had said;
- it had been a very divisive proposal initially, and had caused major concerns for residents but that community engagement and the new proposals around the landscaping of the site had satisfied many of the local community's concerns;
- he was pleased that the school had agreed to form a management committee, particularly to oversee the community use of the pitch;

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- the pitch would be an important facility for young people in the surrounding area; and
- he welcomed the application.

The Committee was advised that Mr. S. McKee, agent, was in attendance to answer any questions from the Members.

In response to a Member's question, the agent confirmed that, as the site was nearing completion, the management company would be set up at the earliest opportunity and he would contact the school to confirm those arrangements.

A Member stated that, while they had no issue with the current application in particular, there was a large number of applications for 3G and 4G pitches throughout Belfast. The Member queried to what extent the Committee could assess the need for them, to ensure that there was not a proliferation in certain areas, and suggested that there were also issues in terms of access to the whole community as well as environmental concerns.

The Director of Planning and Building Control advised the Committee that a lot of the applications were for areas which were already designated as recreational use and that creating 3G/4G pitches increased the use of those sites. He explained that the pitches were spread across the whole of Belfast and that they had a range of user types and were not reserved for elite sports. He confirmed that, in terms of the overall need for them, the emerging Local Development Plan contained policies in relation to Open Space and Sports Provision, which sought to encourage the development of such facilities, as they were beneficial for residents' health and wellbeing.

While he acknowledged that there were concerns regarding the environmental impact of 3G/4G pitches, particularly in terms of floodlighting, that the Committee did not have the ability to refuse an application on the basis of overprovision as there was no current policy basis to do so.

A further Member stated that he believed that there was a high demand for 3G/4G pitches within communities. He stated that they were likely self-regulating, given that they were costly to install and that if the owner or other groups were not using them, they wouldn't be viable.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

LA04/2020/1666/F - Demolition of existing two storey building and erection of a 14. storey office development with landscaping, parking, and associated development on lands at 102-127 Grosvenor Road and adjoining The Westlink/Grosvenor Road junction

(Councillor Collins re-joined the meeting at this point in proceedings)

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The Principal Planning officer provided the Committee with an overview of the proposals. He explained the main issues which had been considered in its assessment, including the principle of offices at that location, the principle of demolition, the economic benefits, the impact on built heritage, the scale, height, massing and design, traffic and parking, the impact on amenity, site drainage and the consideration of developer contributions.

He advised the Committee that there were two previous approvals for offices on the site, Z/2005/1236/O, which was approved in 2011, and Z/2014/0997/O, approved in 2015. Both of those applications had now expired.

The Members were advised that the application had been subject to a Pre Application Discussion.

He reported that the site was located within the Belfast City Centre, the City Centre Area of Parking Restraint, the Great Victoria Street Character Area and the Main Office Area. The application site was also located within a City Centre Gateway and Development Opportunity Site.

The Members were advised that DfI Roads, Environmental Health, NIEA, Rivers Agency, HED and NI Water had all been consulted in addition to the Urban Design Officer, the Economic Development Team and the City Regeneration and Development Team within the Council. He reported that the consultees had no objections subject to conditions.

The Principal Planning officer reported that the proposal would generate an estimated 115 direct construction jobs, and it was estimated that 2500 employees would attend the building once operational.

He outlined that the applicant would provide a developer contribution in the form of public realm improvements along the site frontage of Grosvenor Road. He added that the applicant had also volunteered to provide a Belfast Bike dock. While that was welcomed by the Council, he explained that it was not required to mitigate the proposal and, as such, had not been included in the Section 76 Agreement. He added that the Transport travel cards would be provided and would be dealt with by a planning condition.

The Economic Development Team had also requested that a Section 76 clause be included to require an employability and skills plan to be submitted to the Council to detail mitigations and interventions that would be put in place to ensure the viability of the development.

It was reported that there were a number of listed buildings or structures of special architectural and historic interest in the immediate vicinity, including the Former Tobacco Works on Linfield Road, St. Peter's Cathedral, Royal Belfast Academical Institution, Christchurch Centre of Excellence, the Former Health Centre, 89 Durham Street and a Former warehouses at 4-6 Murray Street & 13-17 Grosvenor Road.

The Historic Environment Division (HED) had advised that it was largely content with the proposals but requested that further consideration be given to the articulation of

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the tallest element. The Principal Planning officer explained that the Urban Design Officer and Case Officer agreed, and that several meetings were held to discuss the finer details of design articulation. An amended scheme was then submitted and all officers were in agreement that the matter was fully addressed.

The Committee's attention was drawn to the Late Items pack, where a formal response had been received from HED stating that it was content with the amended proposals.

The Principal Planning officer explained that a response from NI Water had referenced a technical matter in reference to a pre-development enquiry by the developers. He clarified that officers were seeking delegated authority in order to deal with the matter.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions, including the technical consultation with NI Water, and to finalise the Section 76 Agreement.

LA04/2020/2230/F - Section 54 application to vary conditions attached to Z/2014/1768/F as follows: Condition 2 relating to provision of samples of external finishes from prior to commencement of development to prior to construction of any buildings. Condition 8 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 14 and relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority. Removal of condition 12 relating to requirement for provision of protective fencing around retained trees for the duration of the development, Newforge Country Club, 18b Newforge Lane

The Committee was advised that the following two applications were before the Committee for consideration as they were seeking variations to a major application.

The Principal Planning officer outlined that the proposal sought to vary 3 conditions and remove 1 condition under Section 54 of the Planning Act, regarding a previous approval for a new clubhouse and tiered seating area, new 3G surface to pitch to including floodlights, dugouts, fencing, security tower, turnstiles, stands, toilet blocks and ground works. That permission, under reference Z/2014/1768/F, had been expired in September, 2021.

He advised the Committee that consultees had confirmed that the proposal was acceptable subject to conditions and/or informatives. He reported that Rivers Agency had also confirmed that the proposal would not result in, or be subject to, Flood Risk. NI Water and the Council's Landscape section also had no objections to the application. No representations had been received from third parties.

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The Committee was advised that the proposal was considered compliant with the development plan and other relevant policies, also taking account of the history of the site. The Principal Planning officer advised that all other conditions would remain unaltered as set out in the original decision notice.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

LA04/2020/2231/F - Section 54 application to vary conditions attached to LA04/2015/0266/F as follows: Condition 5 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 10 relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority; Newforge Country Club, 18b Newforge Lane

The Principal Planning officer outlined that the application sought to vary 2 conditions under Section 54 of the Planning Act, in relation to a previous approval for an indoor training facility including changing and fitness facilities, flood lit synthetic hockey pitch and two 5-a-side football pitches, fencing, parking and landscaping. The Committee was advised that the permission, under reference LA04/2015/0266/F, had also expired in September 2021.

He advised the Members that Condition 5 related to landscaping details, whilst condition 10 related to the provision of details for the disposal of storm water and foul sewage. Both conditions, as approved, required the details to be agreed prior to commencement of development. He outlined that the proposal sought variation of the conditions to allow provision of the details prior to occupation or operation of the development. The Committee was advised that it would allow the applicant to undertake a range of construction works before the details would have to be agreed.

The Committee was advised that the consultees had confirmed that the proposal was acceptable subject to conditions and/or informatives. Rivers Agency had confirmed that the proposal would not result in, or be subject to, Flood Risk. NI Water and the Council's Landscape section had also confirmed that they had no objections to the application.

No third party representations had been received in respect of the application.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

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**LA04/2020/0798/F - Youth and Community Centre, with fenced
3G Pitch on vacant site, with associated parking and landscaping
on site of former Grove Swimming Pool Complex bound by York
Road, North Queen Street and Grove Place**

(Councillor McCullough, having declared an interest in this item, left the meeting at this point in proceedings)

The Principal Planning officer provided the key aspects of the application to the Committee.

She outlined that the 0.69 hectare site was located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP) and the draft Belfast Metropolitan Plan 2015 (BMAP). The site was unzoned whiteland in the BUAP, dBMAP 2004 and BMAP 2015.

Given the site's former and current use for sport and recreation, it was considered that the redevelopment of the site would bring the use back with a new state of the art facility for the benefit of the local and wider community. The scheme would also support much needed regeneration for the area. Within that context, she advised that the principle of uses at the location were considered acceptable and were compatible with PPS 8 Open Space, Sport and Outdoor Recreation to encourage and promote sport and outdoor activity.

It was considered that the layout and separation distances proposed were acceptable and the scheme would also incorporate appropriate boundaries and landscaping which would improve the visual amenity on that stretch of the road.

She reported that DfI Roads, NIEA, and Environmental Health had considered the proposal and had offered no objections. The Members were advised that Rivers Agency had no objections to the proposal, subject to confirmation from NI Water for consent to discharge water into their system. No third party representations had been received.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report, and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

**LA04/2019/2756/F & LA04/2019/0863/LBC – Alterations to
vacant Gaol wing (Wing A) to facilitate change of use to
operational whiskey distillery (including ground water
abstraction, plant equipment and all associated works)
with tourist centre, new car park, alterations to existing car
park and associated site works. Tourist facilities to include
guided tours, bar and restaurant/café**

The Principal Planning officer presented the detail of the proposals to the Committee. She explained that the application was linked to listed building consent LA04/2019/0863/LBC.

**Meeting of Planning Committee,
Tuesday, 16th March, 2021**

She outlined the key issues which had been considered during the assessment of the proposed development including the principle of development and use; tourism; impact on a listed building; parking and access; impact on amenity of neighbours; economic benefits and environmental factors.

The Members were advised that, under the adopted BUAP 2001, the site was un-zoned white land. The site was located within the settlement development limit for Belfast, as designated by both the 2004 and 2015 versions of the Draft Belfast Metropolitan Area Plan (BMAP). She explained that the site was designated as land for mixed use in both iterations to draft BMAP.

She outlined that the principle of the development and use at the location was considered acceptable and in accordance with the SPPS for NI, PPS 4, PPS 6 and PPS 16. The Committee was advised that the proposal would secure the future survival of a listed building that had been vacant since 1996.

The Committee was advised that the proposal represented an investment of £25million with the creation of 12 jobs.

The Principal Planning officer outlined that 3 representations had been received in respect of the application, citing issues with traffic and parking, noise, pollution, road safety and overlooking. The officer's response to the issues were detailed within the report.

She explained that NI Water, DFI Roads, HED, NIEA, Environmental Health, Rivers Agency and HSENI had offered no objection to the proposal, subject to conditions.

The Committee granted approval and consent to the applications, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

LA04/2021/0104/F - Rear dormer to roof and a second floor side window. Works to include renovation of existing single storey side and rear extension to include replacement of pitched roof for flat roof, exterior render finish and fenestration changes at 16 Ardmore Drive

The Committee was advised that, as per the Scheme of Delegation, the application was before the Committee as it had been made by a relative of an Elected Member.

The Principal Planning officer outlined the details of the proposed house extension to the Members.

She explained that the proposals would not adversely impact the character and appearance of the surrounding area. The Members were advised that it was considered to be appropriate in its built form, scale, massing and appearance with the existing property and with surrounding neighbouring properties.

**Meeting of Planning Committee,
Tuesday, 16th March, 2021**

She advised that no representations had been received.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

**LA04/2020/1321/F - New footpath, path widening and resurfacing,
new park entrance, wayfinding signage and street furniture at/on
various park entrances and signage/wayfinding installations
bordering on the Glencairn Park and the Forthriver Linear Park
as well as at Forthriver Road**

The Committee was advised that the application was before the Committee as the applicant was Belfast City Council.

The Principal Planning officer provided an overview of the proposals.

She reported that the proposals would complement and improve the area and complied with the relevant policy and area plan designations.

The Members were advised that DFI Roads, NIEA and Environmental Health had been consulted and had offered no objection to the proposal.

The Committee was advised that three letters of objection had been received, raising concerns that additional seating in the park would encourage anti-social gatherings in the area. However, the Principal Planning officer explained that no additional seating or benches were proposed as part of the application.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report, and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

Chairperson

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Planning Committee

Thursday, 8th April, 2021

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETINGS

Due to the ongoing pandemic, the following site visits were carried out in accordance with Public Health Agency guidance.

LA04/2020/2200/F - Demolition of Nos. 27 to 37 Linenhall Street and Nos. 8-10 Clarence Street and erection of seven storey office building 8-10 Clarence Street, 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street

Members Present: Councillors Carson, Garrett, McKeown and Murphy.

Officer in Attendance: Mr. P. Fitzsimons, Principal Planning officer.

The Members and the Principal Planning officer convened at the site at 12.45 p.m. for the purpose of undertaking a site visit to allow the Committee to acquaint itself with the location and the proposals at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12.55 p.m.

LA04/2020/0857/F - Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15 No. residential units, office space and ancillary development at Ormeau Centre, 5-11 Verner Street.

Members Present: Councillors Carson, Garrett, McKeown and Murphy.

Officers in Attendance: Ms. K. Mills, Principal Planning officer; and Mr. N. Hasson, Planning officer.

The Members and the Principal Planning officer convened at the site at 1.15 p.m. for the purpose of undertaking a site visit in respect of the application to allow the Committee to acquaint itself with the location and the proposals at first hand.

The Member viewed the site with the proposed plans.

A representative from Habinteg Housing Association had opened the building to allow the Committee to look inside. However, the Members chose not to enter the building.

The visit concluded at 1.30 p.m.

Chairperson

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Agenda Item 3

PLANNING COMMITTEE – 20 APRIL 2021

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO 1 PAC REF: 2020/A0161

PLANNING REF: LA04/2020/1613/F

APPLICANT: Mr Gary Proctor – Templemore Users Trust Ltd

LOCATION: Unit C12, Harbour Court, Heron Road, Sydenham, Belfast

PROPOSAL: Proposed change of use from existing Class B4 (Storage or Distribution) with ancillary workshop (B3) to swimming pool (sui generis – Article 3(4)(K) of The Planning (Use Classes) Order (NI) 2015

PROCEDURE:

ITEM NO 2 PAC REF: 2020/A0164

PLANNING REF: LA04/2020/1849/A

APPLICANT: Isaac Agnew Holdings Ltd

LOCATION: 1 Boucher Road, Belfast

PROPOSAL: 2 No external display banners to forecourt

PROCEDURE:

APPEAL DECISIONS NOTIFIED

NONE

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Decisions issued between 9 March and 9 April 2021 - No. 221

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2018/2602/F	MAJDEV	Lands bounded by Little Victoria Street Bruce Street & Holmes Street Belfast.	Demolition of existing building at lands bound by Little Victoria Street, Bruce Street & Holmes Street and erection of new 15No. storey purpose built student accommodation building.	PERMISSION GRANTED
LA04/2018/2649/F	MAJDEV	lands at 3-9 Dalton Street (Bordered by Middlepath Street and Bridge End) Belfast.	Demolition of existing building and construction of 178No. apartments, a gym, 3No. retail units and associated car parking and landscaping.	PERMISSION GRANTED
LA04/2018/2659/F	LOCDEV	Lands on McClure Street to include land south of Railway and north of Powerscourt Place between 10 Cameron Street and 85 Ormeau Road Belfast BT7 1SH.	Erection of 22no. residential units in a mix of 20 detached dwellings and 2 apartments with associated site works, parking and landscaping (Revised Description and Amended Plans) .	PERMISSION GRANTED
LA04/2019/0605/O	LOCDEV	4 College Square North Belfast BT1 6AR	Proposed office development	PERMISSION GRANTED
LA04/2019/0755/F	LOCDEV	86-88 Botanic Avenue Belfast BT7 1JR.	Conversion of commercial & office space at first & second floor to 4no. apartments with partial demolition to rear of No.88 and extension of rear return, roof terrace and relocation of the existing extract flue to rear facade (AMENDED DESCRIPTION AND PLANS)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/0863/LBC	LOCDEV	A Wing Crumlin Road Gaol Crumlin Road Belfast BT14 6ST.	Proposed internal demolitions and alterations and external alterations to vacant 'A' Wing to facilitate plant equipment and associated works relating to whiskey distillery and visitors attraction.	PERMISSION GRANTED
LA04/2019/1777/F	LOCDEV	Haymarket Arcade 76-88 Royal Avenue Belfast BT1 1DJ and 16-20 Gresham Street Belfast BT1 1JN.	Refurbishment of Haymarket Courtyard including demolition of existing lean to's and erection of A1/A2 unit and demolition of existing building and construction of 4 storey building along Gresham Street containing 2 A1/A2 units and 6 apartments	PERMISSION GRANTED
LA04/2019/2112/LBC	LOCDEV	13-17 Lombard Street Belfast BT1 1RB.	Relocation of window on rear elevation; new flat roof access to new air-conditioning to rear roof; repair work and upgrading of windows, guttering and facade	PERMISSION GRANTED
LA04/2019/2137/F	LOCDEV	13-17 Lombard Street Belfast BT1 1RB.	Relocation of windows on rear elevation; new flat roof access to new air-conditioning to rear roof level; repair work and upgrading of windows, guttering and facade features.	PERMISSION GRANTED
LA04/2019/2364/F	LOCDEV	On footpath approximately 49m West of 43 Whiterock Road Belfast BT12 7PF.	17.5m telecommunications column, with 6No. antennae (3No. enclosed within a shroud, 3No. not enclosed). Proposal includes the provision of 3No. new equipment cabinets, radio units and associated ground works.	PERMISSION GRANTED
LA04/2019/2536/F	LOCDEV	14D Adelaide Park Belfast BT9 6FX.	Alterations to roof to facilitate roof space conversion including dormer window and roof lights. (Amended Plans / Description)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2554/NMC	LOCDEV	Lands surrounding St Gemmas School and The Flax Centre Ardoyne Avenue Belfast	Relocation of cycle storage to an alternative position within the site	NON MATERIAL CHANGE GRANTED
LA04/2019/2756/F	LOCDEV	A Wing Crumlin Road Gaol 53-55 Crumlin Road Belfast BT14 6ST.	Alterations to vacant Gaol wing (Wing A) to facilitate change of use to operational whiskey distillery (including ground water abstraction, plant equipment and all associated works) with tourist centre, new car park, alterations to existing car park and associated site works. Tourist facilities to include guided tours, bar and restaurant/cafe.	PERMISSION GRANTED
LA04/2019/2767/DCA	LOCDEV	14D Adelaide Park Belfast BT9 6FX.	Partial demolition of roof including dormer to facilitate dormer window and roof lights.	PERMISSION GRANTED
LA04/2019/2810/F	MAJDEV	Lands to the south and east of Belfast Metropolitan College east of Public Records Office of NI north of Sydenham Road west of Cuming Road and south of Hamilton Road Titanic Quarter Belfast.	Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works.	PERMISSION GRANTED
LA04/2019/2878/DC	LOCDEV	Open space west of Stewartstown Road and South of Pantridge Road	Discharge of Condition no. 4 of LA04/2018/1890/F (Invasive Species Management Plan)	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2951/F	MAJDEV	81-107 York Street Belfast.	Vary condition 11 (b) of approval LA04/2016/2385/F to amend the number of sound events exceeded as follows:(b) not exceed the 45dB L _{Amax} for more than 15 sound events between 23:00 and 07:00 hrs within any proposed bedrooms with windows closed and alternative means of ventilation provided in accordance with current building control requirements.	PERMISSION GRANTED
LA04/2020/0038/F	LOCDEV	118 Fitzroy Avenue Malone Lower Belfast BT7 1HY	Demolition of existing rear return, 3 storey rear extension to dwelling and internal alterations to accommodate 6no. one bed apartments.(amended plans)	PERMISSION GRANTED
LA04/2020/0097/LBC	LOCDEV	15 Ulsterville Avenue Belfast BT9 7BL	Change of use to 6no. one bed flats including removal of existing external steel stairway, 3 storey rear extension, internal alterations/refurbishment, alteration of existing return fenestration, 2no. new rooflights and external works to rear	PERMISSION GRANTED
LA04/2020/0115/F	LOCDEV	15 Ulsterville Avenue Belfast BT9 7BL.	Change of use to 6No. one bed flats including 3 storey rear extension, internal alteration/refurbishment, alteration of existing return fenestration, 2No. new rooflights and external works to rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0408/F	LOCDEV	Co-op Food 32 Upper Malone Road Belfast BT9 5NA.	Install new steel post canopy with polycarbonate roof over new chiller and storage area. Install new external chiller in rear yard constructed from cold room panels on new level concrete base. New single leaf steel security door with new brickwork infill's either side of opening.	PERMISSION GRANTED
LA04/2020/0446/F	MAJDEV	26-44 Little Patrick Street Belfast BT15	Part change of use from purpose built managed student accommodation to aparthotel development covering floors 5-11 (temporary).	PERMISSION GRANTED
LA04/2020/0541/F	LOCDEV	Donegall Road SW Donegall Road Nearly opposite 450 Donegall Road Belfast BT12 6HS.	The installation of a 20 metre Apollo streetpole with 6no. antennas (3no. enclosed within a shroud) 2no. equipment cabinet, 1no. meter cabinet and ancillary apparatus/works.	PERMISSION GRANTED
LA04/2020/0663/F	LOCDEV	Oldpark Road almost opposite Rosapenna Street Belfast County Antrim BT14 6QP	The installation of a 17,5m Apollo Streetpole with 6no antenna (3no enclosed within a shroud) 2no equipment cabinets, 1no meter cabinet and ancillary apparatus/works	PERMISSION GRANTED
LA04/2020/0695/A	LOCDEV	409 Antrim Road Belfast BT15 3BJ.	Totem sign internally illuminated with LED advertisement - pricing screen (Retrospective Consent)	PERMISSION GRANTED
LA04/2020/0739/F	LOCDEV	24 Lyndhurst View Avenue Belfast.	Two storey side and rear extension with ramp.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0761/F	MAJDEV	57-59 & 61-63 Dublin Road Belfast BT2 7HE	Demolition of existing buildings and erection of 10 storey mixed use development comprising a cafe on the ground floor and 85no. serviced apartments for both short and long term occupancy on the floors above. (Amended drawings and further information received)	PERMISSION GRANTED
LA04/2020/0791/F	LOCDEV	1 and 2 Duncrue Pass Belfast BT3 9BS.	Proposed extension to existing MRF facility to include extension to existing building no.1. Change of use of adjoining site to provide additional floorspace.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0804/F	MAJDEV	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	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&D office; and 11 Class B1b/B1c/B2 call centre and R&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 (amended scheme)	PERMISSION GRANTED
LA04/2020/0909/F	LOCDEV	At Old Golf Course Road SW Old Golf Course Road At Junction with Blacks Road Belfast County Antrim BT10 OPT.	The installation of a 20 metre Apollo streetpole with 6no. antennas (3no enclosed within a shroud) 2no. equipment cabinets, 1no. meter cabinet and ancillary apparatus/works.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1019/F	LOCDEV	4 Northern Road Belfast BT3 9AL.	Application to modify condition 2 of Z/2011/1126/F for acceptance of additional EWC codes 15 02 02 (absorbents, filter materials (including oil filters not otherwise specified), wiping clothes, protective clothing contaminated by hazardous substances), 15 02 03 (absorbents, filter materials, wiping clothes and protective clothing other than those mentioned in 15 01 10 (packaging containing residues of or contaminated by dangerous substances) and 20 01 21 (fluorescent tubes and other mercury-containing wastes) and to provide an updated internal layout.	PERMISSION GRANTED
LA04/2020/1022/F	LOCDEV	1 and 1a Canada Street Belfast	Demolition of existing vacant buildings and structures to the rear of the site and alterations, refurbishment and extension to existing terraced dwelling at 1 Canada Street to provide 6no. apartments plus associated site works (Undated Description)	PERMISSION REFUSED
LA04/2020/1106/O	LOCDEV	Adj 18 Massey Park Belfast BT4 2JX.	New Dwelling	PERMISSION REFUSED
LA04/2020/1193/F	LOCDEV	39-51 Bloomfield Avenue Belfast BT5 5AD.	Change of use from 5No. retail units to 10No. residential Units.	PERMISSION GRANTED
LA04/2020/1227/F	LOCDEV	3 Glendarragh Mews Belfast BT4 2WE.	Single storey rear extension and 1st floor balcony above.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1313/NMC	LOCDEV	Blackstaff Way Kennedy Way Industrial Estate Belfast BT11 9DT.	Non material change Z/2014/1373/F.	NON MATERIAL CHANGE GRANTED
LA04/2020/1321/F	LOCDEV	Various park entrances and signage/wayfinding installations bordering on the Glencairn Park and the Forthriver Linear Park as well as at Forthriver Road Ballygomartin Road and Cairnmartin Road	New footpath, path widening and resurfacing, new park entrance, wayfinding signage and street furniture.	PERMISSION GRANTED
LA04/2020/1405/F	LOCDEV	21 Malone Meadows Belfast BT9 5BG.	Retention of unauthorised window in side gable of first floor flat above garage.	PERMISSION GRANTED
LA04/2020/1535/F	LOCDEV	At Lay-by Sydenham by-pass (A2) approx. 48m South of 73/75 Sydenham Road Belfast Co Down.BT3 9DJ (NGR 148239E 530046N)	Installation of a 20m pole with 6no antennas, 2no ground based cabinets, 1no electrical meter cabinet and ancillary equipment	PERMISSION GRANTED
LA04/2020/1537/F	LOCDEV	6 Bridge Street Belfast BT1 1LU	Installation of new retractable canopy to facilitate outdoor dining including outdoor dining tables and moveable planters	PERMISSION GRANTED
LA04/2020/1538/LBC	LOCDEV	6 Bridge Street Belfast BT1 1LU	Installation of new retractable canopy to facilitate outdoor dining including outdoor dining tables and moveable planters	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1612/F	LOCDEV	Existing NIE Substation Building located immediately adjacent to the northwest of McCaughey Road Belfast BT3 9AG.	Demolition of an existing NIE substation and reinstatement of ground to hard standing.	PERMISSION GRANTED
LA04/2020/1681/F	LOCDEV	11 Rugby Avenue Belfast BT7 1RD	Replacement of single storey rear return with 2 storey rear return, including internal configuration of 2 no existing apartments.	PERMISSION GRANTED
LA04/2020/1718/F	LOCDEV	23 Flush Road Belfast BT14 8SJ.	Single Storey Rear Extensions with Partial Two Storey Element at Split-Level + Retaining Wall to Side and Rear of Existing Dwelling with Detached Single Storey Garage to Rear.	PERMISSION GRANTED
LA04/2020/1796/F	LOCDEV	85 Joanmount Gardens Belfast BT14 6NY.	Change of use from a dwelling house to a house in multiple occupancy (HMO) and erection of two storey extension to rear (Amended Plans)	PERMISSION REFUSED
LA04/2020/1802/A	LOCDEV	81-107 York Street Belfast	Erection of 2no LED internally illuminated signs on South and West Elevation of 81-107 Street	PERMISSION GRANTED
LA04/2020/1836/F	LOCDEV	Rear of 160 Barnetts Road Belfast BT5 7BE	Proposed Amendment to Previously Approved Application LA04/2016/2034/RM (one and a half storey dwelling) to include new domestic garage at rear of 160 Barnetts Road, Belfast(PART RETROSPECTIVE)	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1864/F	MAJDEV	Glassmullin Gardens/Slieveban Drive Belfast BT11	Application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission Z/2014/0077/F (erection of new pavillion, new 3G all weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking) to vary Condition 13 (seeking to vary the scheme of landscaping to be implemented)	PERMISSION GRANTED
LA04/2020/1874/F	LOCDEV	116 Castlereagh Road Belfast BT5 5FR	Proposed change of use of vacant ground floor unit and single storey rear extension to provide two bed apartment	PERMISSION GRANTED
LA04/2020/1893/F	LOCDEV	396 Belmont Road Belfast BT4 2NH	Retention of flat roofed extension to existing ancillary garden building	PERMISSION GRANTED
LA04/2020/1922/F	LOCDEV	27 Osborne Park Belfast BT9 6JN.	Demolition of existing single storey rear wall. Proposed single storey rear extension to include open plan kitchen, living, dining room and a separate gym.	PERMISSION GRANTED
LA04/2020/1923/DCA	LOCDEV	27 Osborne Park Belfast BT9 6JN.	Demolition of existing single storey rear wall.	PERMISSION GRANTED
LA04/2020/1924/F	LOCDEV	35 Lisavon Drive Belfast BT4 1LJ.	Single Storey Front Extension and Rear Extension + Two Storey Side Extension - Retrospective.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1970/F	LOCDEV	42 Glencregagh Drive Belfast BT6 0NL.	Minor changes to existing structural window openings and decking to rear.	PERMISSION GRANTED
LA04/2020/1987/F	LOCDEV	43 Olympia Drive Belfast.	First Floor Rear Extension	PERMISSION GRANTED
LA04/2020/1995/F	LOCDEV	267 Woodstock Road Belfast BT6 8PR.	Change of use from Doctor's Surgery to House in Multiple Occupation (HMO) including minor demolitions and internal/external refurbishment.	PERMISSION GRANTED
LA04/2020/2003/F	LOCDEV	16 Malone Road View Belfast BT9 5PH	Retention of changes to previous approved planning including massing on rear elevation, window fenestrations, external dashed finish and rear retaining walls along with a proposed covered clothes drying area to the left side elevation.	PERMISSION GRANTED
LA04/2020/2009/F	LOCDEV	8 Kensington Drive Belfast BT5 6NU.	2 Storey Rear and Side Extension	PERMISSION GRANTED
LA04/2020/2049/F	LOCDEV	17 Wallasey Park Belfast BT14 6PN	Proposed loft conversion with one bedroom and rear dormer window.	PERMISSION GRANTED
LA04/2020/2057/F	LOCDEV	Ormiston House 51A Hawthornden Road Belfast BT4 3JW	Extension of time period associated with temporary marquee structure over existing swimming pool for an additional 1 year	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2059/LBC	LOCDEV	Ormiston House 51A Hawthornden Road Belfast BT4 3JW	Extension of time period associated with temporary marquee structure over existing swimming pool for an additional 1 year	PERMISSION GRANTED
LA04/2020/2066/F	LOCDEV	32 Marlborough Park South Belfast BT9 6HR.	Two Storey Extension to the Rear of Dwelling with Associated Alterations. Change of Use of Detached Double Garage to Gym Space with Elevation Changes and Single Storey Adjoining Walkway.	PERMISSION GRANTED
LA04/2020/2077/F	LOCDEV	64 Andersonstown Road Belfast BT11 8GZ.	Construction of 12 No. apartments in 2 blocks with associated car parking and landscaping.	PERMISSION GRANTED
LA04/2020/2117/F	LOCDEV	200 Kings Road Belfast BT5 6JH	Demolition of Outhouses and Conservatory. Construction of Two Storey Rear Extension, Single Storey Side and Rear Extensions and Additional Site Works.	PERMISSION GRANTED
LA04/2020/2135/F	LOCDEV	140 Donegall Avenue Belfast BT12 6LY.	Change of use from dwelling to HMO	PERMISSION REFUSED
LA04/2020/2144/F	LOCDEV	26 Raby Street Belfast BT7 2GY.	Change of use from existing residential dwelling to short term holiday let accommodation (Retrospective).	PERMISSION GRANTED
LA04/2020/2150/F	LOCDEV	25 Harberton Park Belfast.	Two storey rear/side extension and elevation changes.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2151/A	LOCDEV	771 Antrim Road Belfast BT15 4EP	New wall mounted shop signs for Belfast Back Care and Physiotherapy Centre.	PERMISSION GRANTED
LA04/2020/2156/F	LOCDEV	36 My Lady's Road Belfast BT6 8FB	Change to front elevation to incorporate recessed frontage with raised parapet wall.	PERMISSION GRANTED
LA04/2020/2168/DC	LOCDEV	141 & 149 Upper Newtownards Road Belfast BT4 3HX.	Discharge of condition no. 8 of LA04/2019/2334/F (Noise impact assessment)	CONDITION NOT DISCHARGED
LA04/2020/2175/A	LOCDEV	208-212 Lisburn Road Belfast BT9 6GD	1no. free standing illuminated sign comprised of individual letters to top of canopy 1no. illuminated lightbox incorporating signage suspended below canopy 1no. projecting lightbox Manifestation and graphics to glazing to the front elevation	PERMISSION GRANTED
LA04/2020/2180/LDE	LOCDEV	7 Rugby Parade Belfast BT7 1PY	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/2185/F	LOCDEV	29 Ava Drive Belfast BT7 3DW	Change of use from existing residential dwelling to short term holiday let accommodation (Retrospective).	PERMISSION GRANTED
LA04/2020/2190/DC	LOCDEV	Lands north west of 1-6 Linen Mill Grove Edenderry Village Belfast.	Discharge of conditions no's 18, 22 & 23 of LA04/2018/1795/F (Remediation Validation Report)	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2219/DCA	LOCDEV	32 Marlborough Park South Belfast BT9 6HR.	Demolition of Walls to Rear of Dwelling at Ground Floor and First Floor. Part Demolition of First Floor Chimney Stack. Relocation of Entrance Door in Garage.	PERMISSION GRANTED
LA04/2020/2230/F	MAJDEV	Newforge Country Club 18b Newforge Lane Belfast BT9 5NW	Section 54 application to vary conditions attached to Z/2014/1768/F as follows: Condition 2 relating to provision of samples of external finishes from prior to commencement of development to prior to construction of any buildings. Condition 8 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 14 and relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority. Removal of condition 12 relating to requirement for provision of protective fencing around retained trees for the duration of the development.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2231/F	MAJDEV	18b Newforge Lane Belfast BT9 5NW	Section 54 application to vary conditions attached to LA04/2015/0266/F as follows: Condition 5 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 10 relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority	PERMISSION GRANTED
LA04/2020/2263/LDE	LOCDEV	1 Balfour Avenue Belfast BT7 2EU.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/2265/LDE	LOCDEV	Apt A (first floor) 53 University Street Belfast BT9 1FY	House in multiple occupation (HMO)	APPLICATION REQUIRED
LA04/2020/2269/F	LOCDEV	119 Twaddell Avenue Belfast BT13 3LG	Proposed two storey rear and side extension.	PERMISSION GRANTED
LA04/2020/2274/DC	LOCDEV	Vacant land to the west of 75 Alliance Avenue Belfast.	Discharge of condition no. 13 of LA04/2017/2629/RM (Trees' protection)	CONDITION NOT DISCHARGED
LA04/2020/2282/LDE	LOCDEV	21 Cairo Street Belfast BT7 1QS	House in multiple occupancy HMO	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2288/LDE	LOCDEV	35 Camden Street Belfast BT9 6AT.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/2291/F	LOCDEV	57 Marlborough Park South Belfast BT9 6HR.	Proposed refurbishment and alterations to the existing house to include refurbishment of the existing rear living-dining room with new replacement bay window, a new mono pitch roof and a new sliding patio doors to same room; and removal of existing single storey side extension and replacement 1.5 storey side extension. (North west side.).	PERMISSION GRANTED
LA04/2020/2292/DCA	LOCDEV	57 Marlborough Park South Belfast BT96HR.	Removal of an existing bay window to the rear ground floor living-dining room; to be replaced. Removal of the existing living-dining room roof-to be replaced with a mono pitch roof. Removal of existing single storey side extension and replaced with 1.5 storey side extension. (North west side).	PERMISSION GRANTED
LA04/2020/2295/NMC	LOCDEV	15-17 Upper Lisburn Road Belfast	Non material change to LA04/2018/1170/F	NON MATERIAL CHANGE GRANTED
LA04/2020/2297/F	LOCDEV	137 Parkgate Avenue Belfast BT9 6AZ	Single storey rear extension to provide larger kitchen and dining area.	PERMISSION GRANTED
LA04/2020/2305/F	LOCDEV	33 Glenhill Park Belfast BT11 8GA.	Two storey side extension and change of roof type from hipped to pitched to facilitate a rear dormer. (Change of description)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2306/LDE	LOCDEV	88 Tates Avenue Belfast BT9 7BZ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/2308/LDE	LOCDEV	Flat 2 169 Stranmillis Road Belfast BT9 5AJ	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/2309/DC	LOCDEV	Vacant land to the west of 75 Alliance Avenue Belfast.	Discharge of condition no. 12 of LA04/2017/2629/RM (Landscape plan)	CONDITION NOT DISCHARGED
LA04/2020/2317/A	LOCDEV	49 Lockview Road Malone Lower Belfast BT9 5FJ	Cosmetic beauty clinic advertisements including face fixed halo illuminated sign and internally illuminated projecting sign to the front elevation of the building.	PERMISSION GRANTED
LA04/2020/2371/F	LOCDEV	17 Pirrie Park Manor Belfast BT6 0BB	Single storey rear extension and two storey side and rear extension. (Amended Plans)	PERMISSION GRANTED
LA04/2020/2383/LDE	LOCDEV	Flat 2 17 Ireton Street Belfast BT7 1LH	House in multiple occupation - HMO	PERMITTED DEVELOPMENT
LA04/2020/2384/LDE	LOCDEV	Flat 3 17 Ireton Street Belfast BT7 1LH	House in multiple occupancy - HMO	PERMITTED DEVELOPMENT
LA04/2020/2385/NMC	LOCDEV	141 Haypark Avenue Belfast BT7 3FG.	Non material change LA04/2018/1554/F.	NON MATERIAL CHANGE GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2387/LDE	LOCDEV	60 Melrose Street Belfast BT9 7DN	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/2389/LDE	LOCDEV	62 Melrose Street Belfast BT9 7DN	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/2391/F	LOCDEV	223 Springfield Road Belfast BT12 7DD	Change of use from dwelling to HMO (retrospective)	PERMISSION GRANTED
LA04/2020/2399/F	LOCDEV	21 Stockmans Avenue Belfast BT11 9AS.	Two storey rear extension.	PERMISSION GRANTED
LA04/2020/2402/DCA	LOCDEV	45 Kings Road Belfast BT5 6JH	Demolition of side and rear steps, new opening for rear elevation window, enlarged door opening from kitchen, enlarged window opening to convert to door on rear elevation.	PERMISSION GRANTED
LA04/2020/2410/F	LOCDEV	45 Kings Road Belfast BT5 6JH	Conservatory to side elevation. Rear terrace. Elevational alterations.	PERMISSION GRANTED
LA04/2020/2412/F	LOCDEV	159 Highfield Drive Belfast BT13 3RP	Single storey side and rear extension with ramped access to the side.	PERMISSION GRANTED
LA04/2020/2432/F	LOCDEV	428/430 Ormeau Road Belfast BT7 3HB	Extension to ground floor retail and change of use to first and second floors from residential to retail and first floor extension. Alterations to shopfront	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2446/F	LOCDEV	76 Maryville Park Belfast BT9 6LQ	Ground floor rear extension, extended projecting bay to gable and raised patio to rear and side. (Amended Plans, Amended Description)	PERMISSION GRANTED
LA04/2020/2447/F	LOCDEV	27 North Link Belfast BT11 8HW	Single storey rear extension to dwelling with ramped access	PERMISSION GRANTED
LA04/2020/2451/F	LOCDEV	Ashfield Boys High School Holywood Road Belfast BT4 2LY.	Single storey extension to the front of the existing school meals accommodation block.	PERMISSION GRANTED
LA04/2020/2455/F	LOCDEV	25 Innisfayle Gardens Belfast BT15 4GJ	Single storey rear extension. Ramped access to rear and side. Raised deck area to rear. (Amended Description)	PERMISSION GRANTED
LA04/2020/2460/F	LOCDEV	42 Grace Avenue Belfast BT5 5JH.	Conversion of existing residential property into a house of multiple occupation, including single storey extension to the rear of the property.	PERMISSION GRANTED
LA04/2020/2478/F	LOCDEV	1 Uniondale Street Belfast BT5 5BP	Proposed change of use from sui Generis (Air B&B) to dwelling house class C1(a) there are no proposed structural or aesthetic changes to the property.	PERMISSION GRANTED
LA04/2020/2481/F	LOCDEV	3 Lewis Avenue Belfast BT4 1FD	Proposed change of use from Sui Generis (Air B&B) to dwelling house class C1(A) there are no proposed structural or aesthetic changes to the property	PERMISSION GRANTED
LA04/2020/2483/LDE	LOCDEV	417 Woodstock Road Belfast BT6 8PW	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2499/F	LOCDEV	20 Circular Road Belfast BT4 2GA	Demolition of detached garage and proposed single storey extension to rear and side with terrace & steps to access	PERMISSION GRANTED
LA04/2020/2512/F	LOCDEV	38 Jocelyn Avenue Belfast BT6 9AX.	Retrospective application for a single storey rear extension, elevation changes including relocation of front door and raising of rear boundary with canopy. (Amended Plans/ Description)	PERMISSION GRANTED
LA04/2020/2523/F	LOCDEV	53 Mount Eagles Lodge Belfast. BT17 0WU	Proposed single storey extensions to front and rear of dwelling, garage conversion to living accommodation and roofspace conversion	PERMISSION GRANTED
LA04/2020/2529/F	LOCDEV	2 Innisfayle Park Belfast BT15 5HS	Proposed ground floor extension to the rear and side of the dwelling and proposed external steps and patio area to the rear of the dwelling	PERMISSION GRANTED
LA04/2020/2540/F	LOCDEV	65 Osborne Drive Malone Lower Belfast BT9 6LJ	Domestic air source heat pump	PERMISSION GRANTED
LA04/2020/2556/F	LOCDEV	21 Rosgoill Gardens Belfast BT11 9QY	Single storey rear extension	PERMISSION GRANTED
LA04/2020/2566/A	LOCDEV	Stokes House 17-25 College Square East Belfast BT1 6DE.	Building name signage located above the main front door. Aluminium lettering with 50mm deep returns mounted to metal cladding with metal fixings. Letters to have a sprayed metallic finish.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2568/DC	LOCDEV	Lands at Castlehill Manor Castlehill Road Belfast.	Discharge of condition no. 14 of LA04/2015/0670/F (drainage mitigation measures report)	CONDITION DISCHARGED
LA04/2020/2570/DC	LOCDEV	Lands at Castlehill Manor Castlehill Road Belfast	Discharge of condition no 23 of planning approval LA04/2015/0670/F relating to bin store details.	CONDITION DISCHARGED
LA04/2020/2587/F	LOCDEV	296 Stranmillis Road Belfast BT9 5DZ	Part Demolition of garage. Two storey extension to side and rear. New raised patio to rear.	PERMISSION GRANTED
LA04/2020/2592/LDE	LOCDEV	Flat 2 - 6 Lawrence Street Belfast BT7 1LF.	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/2598/LDE	LOCDEV	29 Wellesley Avenue Belfast BT9 6DG.	Cerification that the property has been subdivided into 2No. apartments with apartment 2 being used as a house in multiple occupancy (3 bedroom HMO) for more than 5 years.	PERMITTED DEVELOPMENT
LA04/2020/2618/LDE	LOCDEV	98 Wellesley Avenue Belfast BT6 9DH	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/2619/LDP	LOCDEV	6 Prince Regent Road Belfast BT5 6QR	Relocation of 6 condensing units and associated pipework	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2635/F	LOCDEV	Lisnasharragh Primary and Special Education Needs School Tudor Drive Castlereagh Belfast BT6 9LS	Proposed single storey extension to existing Primary School and associated site works	PERMISSION GRANTED
LA04/2021/0003/LDE	LOCDEV	40 St. Ives Gardens Belfast BT9 5DN.	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/0015/F	LOCDEV	1a Castle Park Belfast BT15	Two storey rear/side extension, front porch extension and single storey rear extension. Change of external finish to render and new roof to main dwelling	PERMISSION GRANTED
LA04/2021/0019/F	LOCDEV	294 Cregagh Road Belfast BT2 9EW	Single storey extension to rear. Alterations to garage	PERMISSION GRANTED
LA04/2021/0020/F	LOCDEV	131 Lagmore Glen Belfast. BT17 0WB.	Proposed roofspace conversion creating dormer to rear of dwelling.	PERMISSION GRANTED
LA04/2021/0022/F	LOCDEV	27 Green Road Belfast BT5 6JA	Rear dormer window, new rooflight on front elevation and new 2nd floor gable window. (Amended Description)	PERMISSION GRANTED
LA04/2021/0023/F	LOCDEV	22 Sandhill Park Belfast BT5 6DR	Single storey side extension	PERMISSION GRANTED
LA04/2021/0032/F	LOCDEV	13 Earlswood Road Belfast BT4 3DY N Ireland	Proposed 2 storey rear extension and internal alterations to provide open plan kitchen-dining-living to ground floor, with master bedroom and ensuite to first floor	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0043/F	LOCDEV	14 Riverdale Park South Belfast BT11 9OB	Proposed single storey porch extension to principle entrance (side) of dwelling.	PERMISSION GRANTED
LA04/2021/0062/F	LOCDEV	31 Deramore Drive Malone Upper Belfast BT9 5JR	Demolition of existing sunroom and construction of new single storey rear extension. Raised patio to rear.	PERMISSION GRANTED
LA04/2021/0063/DCA	LOCDEV	31 Deramore Drive Malone upper BT9 5JR	Demolition of minor areas of external walls to rear and minor areas of internal masonry walls in rear kitchen/dining area at ground floor, demolition of rear ground floor pvc sunroom	PERMISSION GRANTED
LA04/2021/0070/DC	LOCDEV	Site of Former Vere Foster Primary School Moyard Parade Belfast BT12 7HG	Discharge of conditions no's. 7 and 8 of LA04/2020/0880/F (Noise impact assessment)	CONDITION NOT DISCHARGED
LA04/2021/0078/F	LOCDEV	2 Castlehill Park West Belfast BT4 3GT	Loft conversion with roof lights and gable windows	PERMISSION GRANTED
LA04/2021/0083/F	LOCDEV	2 Geneva Gardens Belfast	Single storey and two storey rear extension.	PERMISSION GRANTED
LA04/2021/0084/F	LOCDEV	112 West Circular Road Belfast. BT13 3QJ.	Two & Single Storey Extension to rear of dwelling.	PERMISSION GRANTED
LA04/2021/0086/F	LOCDEV	17 Rossmore Avenue Belfast BT7 3HB	Construction of external raised deck to the rear with bin store and construction of shed/store.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0088/F	LOCDEV	36 Ladas Drive Belfast BT6 9FT	Alterations and part two storey, part single storey, rear extension to existing dwelling to enlarge kitchen dining living on ground floor and add ensuite bedroom at 1st floor and replacement garden shed in rear garden	PERMISSION GRANTED
LA04/2021/0089/F	LOCDEV	53 Wynchurch Avenue Belfast BT6 0JP.	Attic conversion with side window and dormer to rear. Demolition of existing side hipped roof. New pitched roof meeting new side gable.	PERMISSION GRANTED
LA04/2021/0090/NMC	LOCDEV	Apts 1-4 93 Gilnahirk Road & 93a Gilnahirk Road & 93b Gilnahirk Road Belfast BT5 7QL.	Non Material Change to LA04/2016/0343/F	NON MATERIAL CHANGE REFUSED
LA04/2021/0093/F	LOCDEV	1 Castlehill Drive Belfast BT4 3GS.	Proposed garden store to side of dwelling with enclosed carport and associated hard and soft landscaping. Widening of existing access.	PERMISSION GRANTED
LA04/2021/0094/F	LOCDEV	92 Priory Park Belfast BT10 0AG.	Single storey extension to side of dwelling.	PERMISSION GRANTED
LA04/2021/0100/LDE	LOCDEV	44 Melrose Street Belfast BT9 7DN.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/0115/DCA	LOCDEV	25 Harberton Park Belfast.	Partial demolition of walls/openings to facilitate extension.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0136/F	LOCDEV	45 Broadway Belfast BT12 6AS	Change of Use from Residential to House in Multiple Occupancy (HMO) and Single Storey Rear Extension with Internal Alterations.	PERMISSION GRANTED
LA04/2021/0146/DC	LOCDEV	5 Blackstaff Way Kennedy Way Industrial Estate Belfast BT11 9AP	Discharge of condition no. 2 of LA04/2019/3007/F (Quantitative Risk Assessment)	CONDITION NOT DISCHARGED
LA04/2021/0152/DCA	LOCDEV	76 Maryville Park Belfast BT9 6LQ.	Demolition of existing walls on the side and rear elevations to allow for single storey rear extension to existing dwelling, extended projecting bay to gable and raised patio to rear and side. (Amended Description)	PERMISSION GRANTED
LA04/2021/0155/F	LOCDEV	62 Cavehill Road Belfast BT15 5BT.	Roofspace conversion side and rear dormers plus ground floor extension to form porch.	PERMISSION GRANTED
LA04/2021/0164/F	LOCDEV	6 Aberfoyle Park Belfast BT10 0DY.	Single storey side and rear extension. Patio to rear. (Amended Description)	PERMISSION GRANTED
LA04/2021/0182/DC	LOCDEV	Unit A Hollywood Exchange Retail Park 304 Airport Road West Belfast.	Discharge of condition 4 LA04/2019/2273/F relating to land contamination.	CONDITION DISCHARGED
LA04/2021/0183/F	LOCDEV	21 Westland Gardens Belfast BT14 6NF.	2 storey rear extension. Renewal of planning permission where existing approval has not yet expired, original application LA04/2015/0702/F.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0184/DC	LOCDEV	Lands south of Albert Bridge and directly north of 5 Ravenhill Road Belfast	Discharge of condition no. 11 of LA04/2019/2217/F (Construction Method Statement)	CONDITION DISCHARGED
LA04/2021/0190/F	LOCDEV	46 Brentwood Park Belfast	Single storey side extension to dwelling. (Amended Plans)	PERMISSION GRANTED
LA04/2021/0194/F	LOCDEV	3 Lislea Avenue Belfast BT9 7HQ	Two storey extension to rear of existing dwelling.	PERMISSION GRANTED
LA04/2021/0196/F	LOCDEV	1 Mountcollyer Avenue Belfast BT15 3HE	Conversion of existing residential property into a house of multiple occupation.	PERMISSION GRANTED
LA04/2021/0201/F	LOCDEV	25 Martinez Avenue Belfast BT5 5LX	Single Storey Extension to rear	PERMISSION GRANTED
LA04/2021/0205/F	LOCDEV	242 Cregagh Road Belfast BT6 9EU	New front and rear dormer windows to existing second floor bedroom	PERMISSION GRANTED
LA04/2021/0206/F	LOCDEV	108a Earlswood Road Belfast BT4 3EA	Single storey rear and side extension with patio. Landscaping works and widening of existing access.	PERMISSION GRANTED
LA04/2021/0213/F	LOCDEV	31 Ravenhill Park Belfast BT6 0DG	Two storey and single storey rear extension. Elevational alterations	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0217/LDE	LOCDEV	26 Lisburn Road Belfast BT9 6AA.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/0222/F	LOCDEV	46 South Parade Belfast BT7 2GL.	Single storey rear extension.	PERMISSION GRANTED
LA04/2021/0232/F	LOCDEV	6 Brenda Park Belfast BT11 9EJ	Roof space conversion including alterations to existing roof, single storey extension to rear	PERMISSION GRANTED
LA04/2021/0234/F	LOCDEV	442 Castlereagh Road Belfast	Proposed single storey extension to rear/side of dwelling	PERMISSION GRANTED
LA04/2021/0246/F	LOCDEV	22 Wynchurch Avenue Belfast BT6.	Proposed rear dormer to existing converted loft.	PERMISSION GRANTED
LA04/2021/0253/DC	LOCDEV	Vacant land to the west of 75 Alliance Avenue Belfast	Discharge of condition 5 & 6 of planning approval LA04/2017/2629/RM (Verification Report)	CONDITION DISCHARGED
LA04/2021/0271/LDE	LOCDEV	Flat 3 - 1 Cameron Street Belfast BT7 1GU.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/0284/F	LOCDEV	No.3 Upper Green Dunmurry BT17 0EL	Single storey rear extension with raised paved terrace with steps to access and a new 1.8m high boundary fence.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0288/F	LOCDEV	27 Finaghy Road North Belfast BT10 0JA	Proposed conversion of attic with rear dormer	PERMISSION GRANTED
LA04/2021/0291/F	LOCDEV	37 Knockbreda Road Belfast BT6 0JD	Change to ground floor layout of Planning approval LA04/2018/2794/F through lengthening single storey extension	PERMISSION GRANTED
LA04/2021/0294/F	LOCDEV	50 Mount Eagles Way Dunmurry Belfast BT17 0WT	Single storey extension to rear	PERMISSION GRANTED
LA04/2021/0295/F	LOCDEV	18 Coolnasilla Avenue Belfast BT11 8LD	Single storey extension to rear	PERMISSION GRANTED
LA04/2021/0299/F	LOCDEV	12 Sans Souci Park Belfast BT9 5BZ	Single storey extension to side and rear with associated demolitions.	PERMISSION GRANTED
LA04/2021/0300/DCA	LOCDEV	12 Sans Souci Park Belfast BT9 5BZ.	Demolition of side/ rear return to accommodate extension.	PERMISSION GRANTED
LA04/2021/0304/F	LOCDEV	95 Hawthorn Glen Belfast BT17 0WH	Proposed loft conversion with dormer to rear and Velux windows to the front of existing detached dwelling at 95 Hawthorn Glen. Belfast BT17 0WH	PERMISSION GRANTED
LA04/2021/0305/F	LOCDEV	17 Mount Coole Park Belfast BT14 8JR	Proposed garden room to rear of dwelling and to include demolition of existing garage and associated works	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0308/F	LOCDEV	8 Ascot Park Belfast BT5 6LW	Single storey rear extension and alteration to roof profile with new windows and decking area to rear.	PERMISSION GRANTED
LA04/2021/0309/F	LOCDEV	2 Hawthorn Glen Belfast BT17 0NU	Extension to rear of dwelling to allow adjoining assisted living accomodation to include extended kitchen, living room and bedroom.	PERMISSION GRANTED
LA04/2021/0337/F	LOCDEV	110 Hawthorn Glen Hannahstown Belfast BT17 0WH	Proposed rear single storey sunroom extension to provide additional living space	PERMISSION GRANTED
LA04/2021/0338/F	LOCDEV	12 Diamond Gardens Belfast BT10 0HE	Demolish of rear return and new single storey extension (retrospective)	PERMISSION GRANTED
LA04/2021/0342/F	LOCDEV	57 Cliftondene Gardens Belfast BT14 7PF	Retrospective roof space conversion plus rear dormer	PERMISSION GRANTED
LA04/2021/0343/F	LOCDEV	32 Dorchester Park Belfast BT9 6RU	Erection of Disabled Lift Shaft to Exterior of dwelling.	PERMISSION GRANTED
LA04/2021/0345/F	LOCDEV	31 Montgomery Chase Belfast BT6 9GQ	Single storey rear extension to provide living/dining area	PERMISSION GRANTED
LA04/2021/0353/CONTPC	LOCDEV	40 Cyprus Avenue Belfast BT5 5NT.	Works to 4 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/0354/CONTPC	LOCDEV	4 Malone Park Belfast BT9 6NH.	Works to 3 trees.	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0357/F	LOCDEV	17 Areema Drive Dunmurry Belfast BT17 0QG	Single storey rear extension	PERMISSION GRANTED
LA04/2021/0361/F	LOCDEV	25 Hawthornden Road Belfast	Roof space conversion incorporating new flat roof rear dormer. Fire escape velux to front	PERMISSION GRANTED
LA04/2021/0365/NMC	LOCDEV	Lyndon Court 32-38 Queen Street Belfast BT1 6EF	NMC to La04/2019/0553/f Removal of lower ground floor. Revised internal layouts to all other floors to meet tenant requirements. Rooftop plant and lift overrun details added to roof plan and elevations. Reconfiguration of external fenestration to facilitate changes to internal floor plans.	NON MATERIAL CHANGE REFUSED
LA04/2021/0369/F	LOCDEV	3 Knock Eden Crescent Belfast BT6 0GP.	Single storey rear extension. Minor internal changes to include downstairs toilet.	PERMISSION GRANTED
LA04/2021/0409/LDE	LOCDEV	11 Sandymount Street Stranmillis Belfast BT9 5FE	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/0413/F	LOCDEV	105 Joanmount Park Belfast	Proposed bay window to front of dwelling	PERMISSION GRANTED
LA04/2021/0415/F	LOCDEV	7 Knockvale Park Belfast BT5 6HH	Two storey extension to rear and alterations to side gable. Demolition of garage.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0421/F	LOCDEV	18 Stewartstown Park Belfast	Single storey rear extension	PERMISSION GRANTED
LA04/2021/0422/F	LOCDEV	11 Edenderry Cottages Edenderry Belfast BT8 8RY	Single storey rear extension to existing 1.5 storey semi detached dwelling	PERMISSION GRANTED
LA04/2021/0423/F	LOCDEV	9 Brenda Park Belfast BT11 9EJ	Proposed single storey extension to rear of dwelling	PERMISSION GRANTED
LA04/2021/0425/F	LOCDEV	3 Norwood Avenue Belfast BT4 2EE	Roofspace conversion to include rear flat roofed dormer and extension of existing roof line, to provide additional bedroom and ensuite	PERMISSION GRANTED
LA04/2021/0426/F	LOCDEV	1 Summerhill Parade Belfast BT5 7HF	Proposed single storey rear and side kitchen extension	PERMISSION GRANTED
LA04/2021/0434/F	LOCDEV	33 Deerpark Road Belfast BT14 7PU.	2 storey side extension. 1st floor rear window. Patio to the side and rear.	PERMISSION GRANTED
LA04/2021/0437/F	LOCDEV	136 Orangefield Crescent Belfast BT6 9GJ	Single storey side and rear extension and insertion of 2 no. ground floor side windows. Roofspace conversion with rear dormer and front Velux windows. New garden room and alterations to detached garage.	PERMISSION GRANTED
LA04/2021/0446/F	LOCDEV	59 Rockmore Road Ballymurphy Belfast BT12 7PD.	Two storey extension to rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0454/F	LOCDEV	25 Sandhill Parade Belfast BT5 6FG.	Single storey extension to rear of dwelling.	PERMISSION GRANTED
LA04/2021/0465/DC	LOCDEV	Western bank of River Lagan Belfast Boat Club 12 Lockview Road Stranmillis Belfast.	Discharge of condition no. 4 of LA04/2020/2012/F (Construction Method Statement)	CONDITION DISCHARGED
LA04/2021/0466/DC	LOCDEV	Western bank of River Lagan Belfast Boat Club 12 Lockview Road Stranmillis Belfast.	Discharge of condition no. 5 of LA04/2020/2012/F (Preliminary CEMP)	CONDITION DISCHARGED
LA04/2021/0494/F	LOCDEV	92 Belmont Church Road Strandtown Belfast BT4 2DA	Single storey rear extension to provide living room and WC to existing kitchen	PERMISSION GRANTED
LA04/2021/0495/F	LOCDEV	56 North Road Belfast BT5 5NH	Single Storey rear extension to dwelling to provide new kitchen and utility. Demolish existing front porch, provide new bay window and update existing boundary elevations	PERMISSION GRANTED
LA04/2021/0519/CONTPC	LOCDEV	15 Windsor Park Belfast BT9 6FQ	Works to 3 trees	WORKS TO TREES IN CA - AGREED
LA04/2021/0521/CONTPC	LOCDEV	25 Kings Road Belfast BT5 6JG.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2021/0589/CONTPC	LOCDEV	30 CRANMORE AVENUE Belfast BT9 6JH	Works to 3 trees.	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0590/CONTPC	LOCDEV	73-75 Somerton Road Belfast BT15 4DE	Works to 11 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/0591/CONTPC	LOCDEV	17 Cranmore Avenue Belfast BT9 6JH.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2021/0593/CONTPC	LOCDEV	34 Adelaide Park Belfast BT9 6FY.	Works to 4 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/0595/CONTPC	LOCDEV	42 Bawnmore Road Belfast BT9 6LB	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2021/0655/CONTPC	LOCDEV	52 Marlborough Park North Belfast BT9 6HJ.	Works to 4 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/0664/CONTPC	LOCDEV	68 Osborne Park Belfast BT9 6JP.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2021/0790/CONTPC	LOCDEV	27 Cadogan Park Belfast BT9 6HH	Works to 3 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/0796/CONTPC	LOCDEV	8 Kings Road Belfast BT5 6JJ.	Works to 5 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/0799/CONTPC	LOCDEV	Danesfort Park Stranmillis Road Belfast BT9 7RH.	Works to 10 trees.	WORKS TO TREES IN CA - AGREED



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Being Dealt With By: Sandra Connolly

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

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1101

Date: 25 March 2021

Dear Sir/Madam

ROADS (NI) ORDER 1993

PROPOSED ABANDONMENT OF LAND AT AREEMA DRIVE, DUNMURRY

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

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

Please let me have your comments on the above proposal.

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

Yours faithfully

Sandra Connolly
Lands Section

ENC





REF PLAN


Area to be
abandoned Area
(55.25qm)

HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

ADDITIONAL INFORMATION:

NOTES:

REV / COMMENT

DATE	CHECKED BY	DATE	APPROVED BY	DATE

DATE	ISSUING OFFICE	PROJECT NUMBER
1 : 1250	BELFAST	4684

PURPOSE OF ISSUE	STATUS
CONSTRUCTION	C

CDS#1

APEX HOUSING ASSOCIATION

PROJECT
AREEMA DRIVE, DUNMURRY, SOCIAL HOUSING

THE

SITE LOCATION MAP SHOWING AREA
TO BE ABANDONED



ARCHITECTS . PLANNERS . PROJECT MANAGERS
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DRAWN BY	DATE	CHECKED BY	DATE	STATUS
MAA	09.01.20	CL	09.01.20	C

DRAWING NUMBER	SCALE	REVISION
4684-C-300	1:1250	-



Architectural drawing of the overall proposed site plan. The drawing shows a large rectangular site with a central road labeled 'DUNMURRY ROAD'. To the left of the road is a 'ROADWAY' area. To the right is a 'RESIDENTIAL' area. The site is divided into several sections, including 'APPEX HOUSING ASSOCIATION' and 'CONSTRUCTION'. A north arrow is located in the top left corner. A scale bar at the bottom indicates a scale of 1:500. The drawing is titled 'OVERALL PROPOSED SITE PLAN'.

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4-10 Linenhall Street
BELFAST
BT2 8BP

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

Telephone: 0300 200 7899

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Being Dealt With By: Sandra Connolly

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

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1099

Date: 25 March 2021

Dear Sir/Madam

ROADS (NI) ORDER 1993

PROPOSED ABANDONMENT OF LANDS AT 197-201 CRUMLIN ROAD, BELFAST

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

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

Please let me have your comments on the above proposal.

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

Yours faithfully

Sandra Connolly
Lands Section

ENC



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KEY:



PROPOSED AREA OF
ABANDONMENT

PROPOSED SITE
DEVELOPMENT BOUNDARY



197-201 CRUMLIN ROAD, BELFAST
PROPOSED SITE LAYOUT
1:100 AT A1

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Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1091

Date: 25 March 2021

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT OF LAND AT SEYMOUR LANE, BELFAST**

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

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

Please let me have your comments on the above proposal.

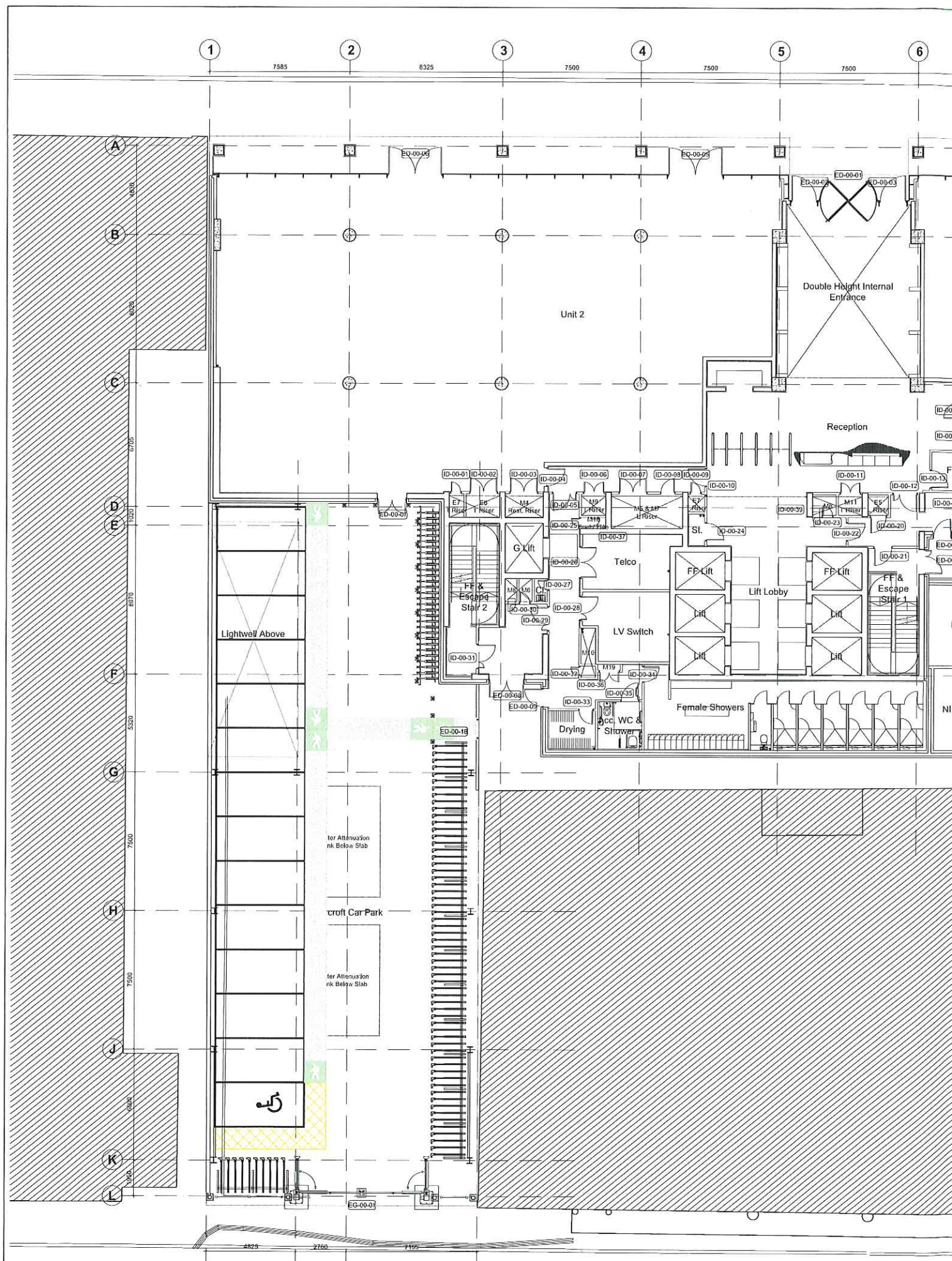
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

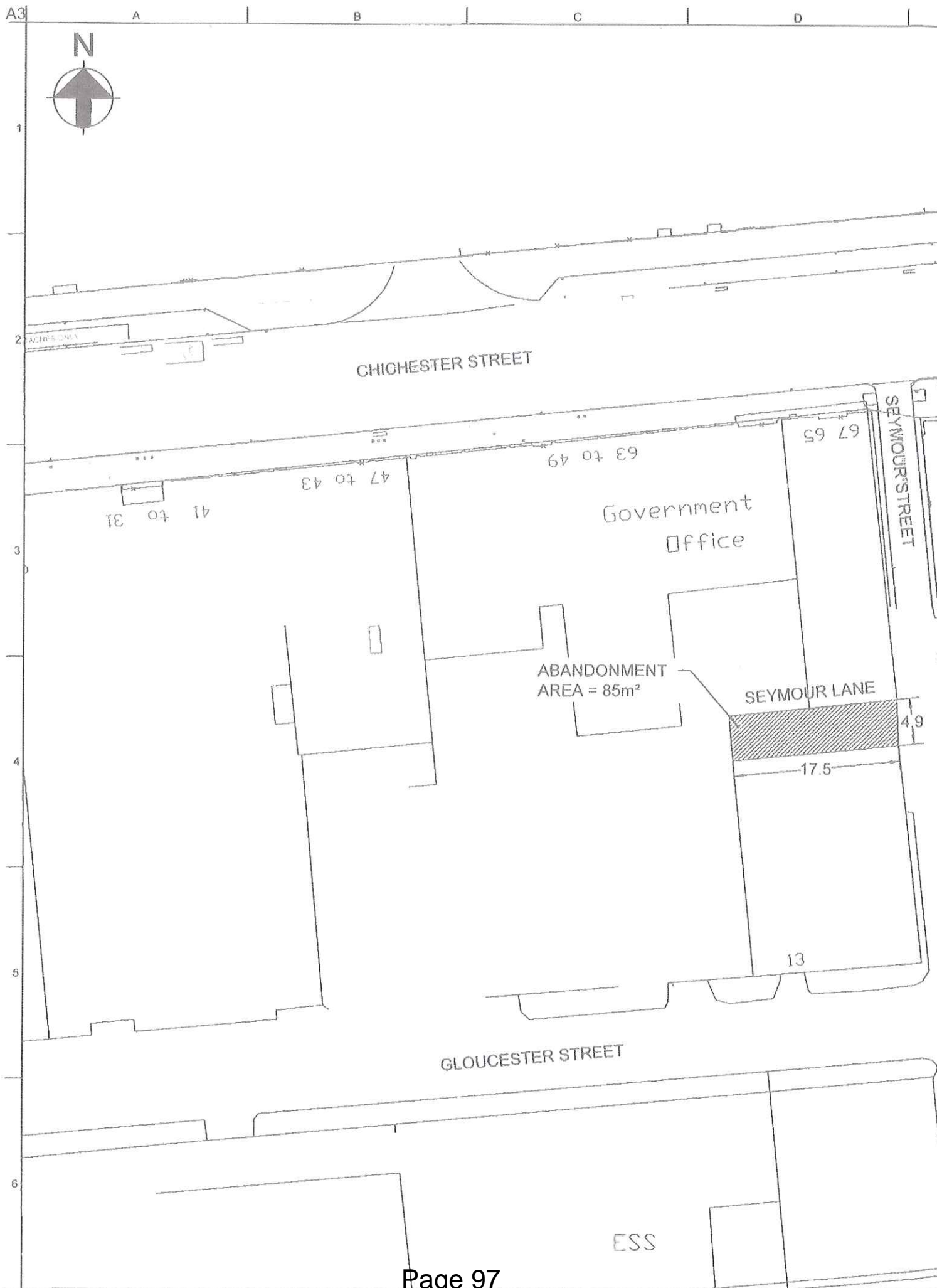
Yours faithfully

Sandra Connolly
Lands Section

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Local Planning Office
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Being Dealt With By: Sandra Connolly

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Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1100

Date: 25 March 2021

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT OF FOOTPATH AT 29 UNIVERSITY ROAD, BELFAST**

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

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

Please let me have your comments on the above proposal.

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

Yours faithfully

Sandra Connolly
Lands Section

ENC





REV	DESCRIPTION	DRAWN / CHECKED BY	DATE

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 info@wearearcen.com

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JOB TITLE		JOB	
25-29 UNIVERSITY ROAD		3708	
DRAWING TITLE		DRAWING	
PROPOSED SITE LOCATION PLAN		PL-100	
SCALE	DRAWN BY	CHECKED BY	DATE
1:1250 @ A4	KT	JA	24/09/2020

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ARCEN



UNIVERSITY ROAD

Low Level Boundary Wall
with Hedges to Front Elevation.

Area to be Abandoned

REV DESCRIPTION

DRAWN / CHECKED BY

DATE

COOKSTOWN

33 Pillycolp Road
Cookstown, BT80 9AD
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info@wearearcan.com

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JOB TITLE

25-29 UNIVERSITY ROAD

JOB

3708

DRAWING TITLE

PROPOSED SITE PLAN

DRAWING

PL-101

SCALE

1:200 @ A4

DRAWN BY

KT

CHECKED BY

JA

DATE

24/09/2020

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ARCEN

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ADDENDUM REPORT 2 Development Management Officer	
Committee Meeting Date: Tuesday 20 th April 2021	
Application ID: LA04/2019/1540/F	
Proposal: Centralised Anaerobic Digestion (CAD) plant to include a bunded tank farm, (6no. digester tanks, 2no. buffer tanks. 1no. storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3no. weighbridges, fire water tank and pump house, pipelines to existing combined heat and power (CHP) plant engines, switchgear, earth bunding, 3no. accesses to existing Giant's Park Service road infrastructure and ancillary plant/site works.(Further Environmental Information-addendum to Environmental Statement)	Location: Lands to the northwest of existing Belfast City Council Waste Transfer Station (2a Dargan Road, Belfast, BT3 9JU).
Referral Route: Council has an estate in the application site.	
Recommendation: Approval	
Applicant Name and Address: Dargan Road Biogas Limited Energia Group 62 Newforge Lane, Belfast, BT9 5NF	Agent Name and Address: Clyde Shanks 5 Oxford Street Belfast, BT1 3LA

1.0	Background
1.1	This Addendum Report 2 should be read in conjunction with the Pre-Determination Report dated 23 rd February 2021 and Addendum Report 1 to the January 2021 Planning Committee, including Late items, which also includes the original report and Late items to the August Planning Committee. These reports are appended.
1.2	This application was originally due to be considered by the Planning Committee in August 2020, however, the item was withdrawn from the agenda because of a late objection from a solicitor acting on behalf of Giants Park Belfast Ltd (GPBL). GPBL is looking to bring forward mixed-use, leisure-led proposals on the adjacent land to the north and west. In responding to this objection, the applicant produced a second addendum to the Environmental Statement, which was duly submitted and consulted on.
1.3	The application was then reported to the Planning Committee in January 2021. However, Members resolved to defer the application in order to request further information on the Habitats Regulations Assessment (HRA) carried out by Shared Environmental Services (SES), and to hold a non-mandatory Pre-Determination Hearing.
1.4	The Pre-Determination Hearing (PDH) was held on 23 rd February 2021. The purpose of the PDH was to give the applicant and interested parties who have submitted written representations on the application the opportunity to appear before and be heard by the Planning Committee before a decision on the application is made.

	<p>Pre-Determination Hearing</p>
1.5	<p>At the PDH a range of issues were discussed including:</p> <ul style="list-style-type: none"> • Scope of the adopted Masterplan for the wider lands and potential deviation from it; • The need for the proposed CAD facility in real terms as well as policy context; • Where waste would be coming from and issues around transport sustainability; • Similarly where by product waste would be taken; • Scope of the Transport Assessment; • Traffic management; • Whether account was taken of the economic impact of the proposal on the GPBL proposals and adjacent Film Studios; • Impact of the proposal on air quality including nitrogen and ammonia levels; • Habitats Regulations Assessment carried out by SES; • Noise impacts on the Film Studios; • Whether the proposal is of regional significance; • Foul drainage; • Status of current waste contracts and long-term viability of the proposal.
1.6	<p>Further information from the Applicant dated 12th March 2021</p> <p>Following the PDH, the applicant has provided further information and clarification in relation to a number of the substantive points raised at the hearing. This information has been shared with objectors and is available for viewing on the Planning Portal. The information is summarised below.</p>
1.7	<p><u>Source of household waste</u></p> <p>The applicant states that as feedstock contracts have yet to be settled, they cannot confirm where the waste is expected to come from geographically. However, the applicant points out that:</p> <ul style="list-style-type: none"> • The site is centrally located within Belfast Port to an abundance of available feedstock sources (not limited to household waste). This will limit the distance which waste needs to be transported from Belfast to other locations in NI, reducing the impact on the environment and also reducing the costs associated with transporting the waste; • There is potential to accept waste from visiting cruise ships and from operations within the Giant's Park site; • The waste market will influence the distances at which it is economical to transport waste; • The site is centrally located within the Arc21 region with Belfast City Council being the largest generator of municipal waste (168,515 tonnes in 2019/20); and • Any MSW organic fines cannot be imported to Northern Ireland from ROI or GB under existing waste legislation.
1.8	<p><u>Processing of Landfill By-Product</u></p> <p>The applicant confirms that an estimated 5,000-8,000 tonnes per annum of MSW digestate will be sent to landfill following energy recovery for use as a capping layer (i.e. 5% – 8% of imported waste).</p>
1.9	<p>The digestate fraction of the MSW process line will go to an appropriately licensed facility that is able to accept the relevant European Waste Catalogue (EWC) code (19 12 12).</p>

1.10	<p><u>Need</u></p> <p>The applicant states that the issue of “need” is addressed under the relevant policy in the context of the Waste Management Strategy (WMS) and Waste Management Plan (WMP). They state that the vast majority of organic waste from Local Council collections is not sent to AD at present. There are a limited number of operational AD plants that are licensed to accept the relevant EWC codes and are of a smaller ‘on-farm’ based scale i.e. up to a throughput of c. 20,000 tons per annum. However, there are examples of these plants utilising locally available food waste at this scale, for example in Mid Ulster District Council, Derry City and Strabane and Lisburn and Castlereagh City Council.</p>
1.11	<p>In terms of the planning policy position regarding need, the applicant refers to previous correspondence to the Council on this issue and summarises as follows.</p> <ul style="list-style-type: none"> The Waste Management Strategy (WMS) specifically refers to anaerobic digestion (AD), not only in the context of providing energy from waste but recognises the important role that AD can play in relation to treating food waste: <p><i>‘The plans for waste infrastructure in Northern Ireland need to be flexible enough to adapt to changing feedstock over time. As more waste is recycled we need to understand how to adapt to recover the best value from what is left, while delivering the best environmental outcomes. Innovation and the <u>appropriate use of new technologies need to be encouraged</u> where they provide that flexibility. <u>Given the proposed introduction of a ban* on the landfilling of separately collected food waste there is scope for the development of alternative technologies including anaerobic digestion (AD) and in-vessel composting (IVC) to complement these changed circumstances in the future.</u>’ [applicant’s emphasis]</i></p> <p><i>*Note that the proposed ban referred to above has been implemented and that further reinforces the requirement to complement the changed circumstances referred to.</i></p> <ul style="list-style-type: none"> arc21 WMP – the arc21 WMP specifically refers to AD in a number of contexts including treatment of farm slurries, quality protocols and incentives. Consistent with the policy objective in PPS11, it recognises that the guidance produced by the DoE on the Best Practical Environmental Option (BPEO), when it was applicable, identified that BPEO is identified through the use of a mix of waste technologies to include AD (page 121 para 7.35).
1.12	<p>The proposed CAD facility fulfils the aims of the waste hierarchy because it will:</p> <ul style="list-style-type: none"> ➤ divert organic waste from disposal i.e. landfill; ➤ screen further recyclable material from the organic waste not suitable for AD (metals, plastic packaging); ➤ recover energy from organic waste in the form of heat/electricity; and ➤ produce a fertiliser product in accordance with quality protocols from the SSO waste stream.
1.13	<p>The applicant also makes reference to emerging and future waste policy and how the proposal will contribute to realising future waste policy targets.</p> <p><u>Current land-fill of household waste in NI and extent to which this could be diverted to the application site</u></p>
1.14	<p>The applicant has liaised with DAERA and advises that the most recent annual report for 2019/20 indicates the following:</p>

	<ul style="list-style-type: none"> Northern Ireland's councils collected 998,985 tonnes of waste during 2019/20 (this was 0.9 per cent higher than that collected in 2018/19); During 2019/20, 51.1 per cent of waste collected by councils was sent for recycling; The landfill rate for waste collected by councils recorded a new annual low of 24% in 2019/20; There were 126,286 tonnes of biodegradable waste sent to landfill during 2019/20; and 245,884 tonnes of collected municipal waste was sent for composting in 2019/20.
1.15	<p>In relation to the latest quarterly figures for the period July to September 2020 and published on 28 January 2021, the 12-month rolling provisional statistics to September 2020 indicate the following:</p> <ul style="list-style-type: none"> LAC Municipal Waste arising – 984,986 tonnes; Landfill rate for waste collected by councils – 22.8%; and Reported Biodegradable LAC Municipal Waste sent to landfill – 118,677 tonnes.
1.16	<p>The applicant states that according to these statistics there remains a significant volume of biodegradable household waste being sent to landfill for disposal. (These figures only address LAC waste and do not account for private waste.) While the landfill rate is decreasing, it remains at 22.8%. Future waste targets require all Councils to ensure that by 2030 all waste suitable for recycling or recovery is not sent to landfill; and by 2035, less than 10% of municipal waste generated is sent to landfill.</p>
1.17	<p>The applicant has highlighted that these targets will be increasingly difficult to meet, particularly if infrastructure such as the proposed CAD facility do not proceed.</p>
1.18	<p><u>Length of waste contracts in the Belfast</u></p> <p>The applicant understands that the organic waste contract for Belfast City Council is with a composting company until 2029 with waste being transported to Glenside (in outer Belfast) and Keady (in County Armagh). Other contracts for MSW waste are currently on one-year rolling contracts.</p>
1.19	<p><u>Transport sustainability – how far waste will travel to and from the site</u></p> <p>As previously stated, the applicant says that feedstock contracts have yet to be reached and they cannot confirm where the waste is expected to come from geographically. The applicant goes on to confirm the low traffic impact on Dargan Road, estimated at 0.6% compared to threshold for significance of between 5-10%. DfI Roads has consistently confirmed no objection to the proposal.</p>
1.20	<p>Officers advise that the relevant waste management policy – Policy WM 2 of PPS 11: Planning and Waste Management – does not specifically require regard to be had to transport sustainability in terms of locational criteria. The proposal does satisfy the locational criteria required under Policy WM 2 c) in that:</p> <ul style="list-style-type: none"> it is located within an industrial or port area of a character appropriate to the development; and it brings previously developed, derelict or contaminated land back into productive use or makes use of existing or redundant buildings
1.21	<p>Moreover, it complies with the locational criterion in Policy WM 2 d) in that for a regional scale waste collection or treatment facility, its location relates closely to and benefits from easy access to key transport corridors and, where practicable makes use of the</p>

	alternative transport modes of rail and water. The site is adjacent the M2 motorway, immediately adjacent Belfast Harbour and port facilities, and has very strong transport links.
1.22	DFI Roads have been asked to specifically comment on the issue of transport sustainability. They have advised that <i>'...at this time there is no policy under which DfI Roads can assess and comment on the sustainability of a proposal at the regional level... An additional limitation is that there is, at this time, no generally agreed methodology under which the department could assess the regional sustainability of a development in these terms. Under current policy sustainability is mainly focused on moving away from the used of the private car and the enhancement of public transport use and infrastructure. In this, this application has proposed a Travel Plan to encourage sustainable travel by staff and DfI Roads regards the Travel Plan as acceptable if implemented in accordance with the proposed condition.'</i>
1.23	<u>Clarification around the source of the meteorological data for air quality</u> The applicant states that the approach to air quality is as set out in Local Air Quality Management Technical Guidance LAQM.TG09 and NIEA Standing Advice, which requires air quality assessments carried out in NI to rely upon Aldergrove meteorological data. This includes wind speed, wind direction, cloud cover, relative humidity and rainfall. The data from Aldergrove has been identified as being representative of the typical weather conditions throughout NI. As clarified at the PDH, the modelling is based on the topography of the individual site and receptor locations (not Aldergrove). Statutory consultees have no objection to the methodology or its conclusions.
1.24	<u>Foul drainage</u> The applicant states that the impact on foul drainage will be associated with increased flow and load arising from sanitary facilities provided for construction personnel. No connection will be made to the foul network for the construction personnel, with foul instead removed off site. Foul discharges during the construction phase will be removed from the site by a licensed water carrier to a designated Wastewater Treatment Works (WwTW). The amount of foul water likely to be generated and method of disposal is not dissimilar to any other construction site.
1.25	<u>Other matters</u> The applicant notes that at the PDH it was suggested that the amount of renewable energy to be generated by the proposed CAD facility was similar to that of a large single wind turbine. They state that this is plainly incorrect. A wind turbine has a capacity factor of approximately 30% and this equates to 10.7GWh annually. This is in comparison to 70-85% capacity factor for the AD plant, depending on quality/quantum/type of waste fuel, and this equates to 25-30 GWh/annum.
1.26	Further objection from Giants Park Belfast Ltd (GPBL) received 13th April 2021 A further objection has been received from GPBL. Essentially, it responds to the additional information provided by the applicant as summarised above. A copy of the objection has been uploaded to the Planning Portal. The objection is summarised below.
1.27	<u>Source of household waste</u> The objector continues to question the need for the proposal and the source of waste. The source of "organic fines" (residue from black bin waste) is not a readily available waste stream as it needs to be processed. The applicant will be reliant on this processing by a third party. It is unclear as to what the market is for this waste and where this waste will come from. The volume of "source segregated organics" is also small – there was only 10,000 tonnes across the whole of NI in 2020. Based on DAERA data, there was only 37,000 tonnes of household food waste produced in Northern Ireland in 2020. None

	of this material currently goes to landfill and is already very successfully recycled – the proposed CAD facility will offer no new advantages. Government policy is likely to reduce the amount of food waste created by households over the coming years.
1.27	The whole of the Belfast City Council region produced 5,000 tonnes of food waste in 2020. Therefore, the objector questions the role that Belfast Port will have in achieving the [99,000 tonnes pa] capacity of the proposed CAD facility. What data is available to demonstrate the supply of waste from cruise ships? Waste would have to be imported from outside the city and Northern Ireland.
1.28	<u>Land-fill by-product</u> The applicant fails to address the question of where the by-product of the remaining 49,999.5 tonnes of source separated organics will go. How much liquid digestate will the plant produce and where will it be disposed of? What is the “Mass Balance” of the proposed facility? Environmental concerns if not managed properly. Further information around these issues should be provided to the Council. The objector cites technical reasons why the applicant’s Environmental Statement is deficient. Disposal of trade effluent has not been dealt with properly.
1.29	<u>Land-fill destination and transport sustainability</u> There is insufficient information on the location of the source of the waste and the destination for by-products for the Environmental Statement to properly deal with the issue of transport movements.
1.30	The applicant fails to deal with the issue of transport sustainability. It is appropriate for the Planning Committee to consider these issues in the context of climate change.
1.31	<u>Household waste capacity</u> There is already in the region of 593,000 tonnes pa household waste capacity in Northern Ireland.
1.32	<u>Diversion of land-fill to the proposed development</u> The applicant’s business case is to import source segregated organics to the site from existing operators rather than land-fill. It is extremely unlikely that the applicant will divert any waste from land-fill. There is already capacity in the local market.
1.33	<u>Length of waste contracts</u> The need for the proposal is based on diverting waste from existing successful companies, thus potentially making them redundant. There is no reference to contracts for “organic fines” waste streams.
1.34	<u>Need</u> There is no proven need for the proposal. With regard to the WMS and WMP, planning decisions should not be driven by outdated plans and strategies which do not take account of the current situation and need for the facility. This is especially important when the proposal will blight one of the most important opportunity sites for the city.
1.35	<u>Disposal of foul drainage</u> The applicant’s response places too much emphasis on foul drainage during construction and not enough on drainage during operation – more information is needed.
1.36	<u>Compatibility with the GPBL mixed use proposals on the adjacent land</u> The Granville Eco Park in Dungannon has been subject to 97 separate noise and odour complaints. The example sites cited by the applicant are not comparable with the application site.

1.37	<p><u>Officer response to GPBL objection</u></p> <p>The planning process is concerned with land-use and in this case the suitability of the proposed CAD facility in land-use planning terms. Issues around the commercial viability of the proposal are not planning policy considerations.</p>
1.38	<p>The applicant has demonstrated a need for the proposal in accordance with the Waste Management Strategy and Waste Management Plan and requirements of PPS 11: Planning and Waste Management.</p>
1.39	<p>Regarding the technical environmental concerns that the objector has raised, the application and Environmental Statement have been assessed by statutory consultees including DAERA Northern Ireland Environment Agency (NIEA) and the Council's own Environmental Health team, a non-statutory consultee. No technical objections have been raised. The facility will also be regulated and licensed under a separate regime.</p>
1.40	<p>Summary and recommendation</p> <p>This Addendum Report should be read in conjunction with the previous reports, which have been appended.</p>
1.41	<p>Having regard to the Development Plan, relevant planning policy and materials considerations, the recommendation remains that planning permission should be granted subject to conditions (draft conditions below). Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.</p>
	<p>Draft Conditions</p> <p>1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2: Prior to commencement of development, a Detailed Remediation Strategy shall be submitted to and approved in writing by the Council. The Remediation Strategy must be based on the capping, landfill gas extraction infrastructure and building protection measures proposals contained within the RPS Group Plc reports entitled 'Remedial Strategy Report, Dargan Road Biogas Ltd, Bioenergy (AD) Plant, Giant's Park, Belfast' (dated December 2019 and referenced IBR1061 version 5) and 'Dargan Road Biogas Ltd, Gas Extraction System, Bioenergy Anaerobic Digestion (AD) Plant' (dated December 2019 and referenced IBR1061 version 8) and the letter from RPS dated 24th February 2020 and referenced 'IBR1061, Dargan Road Biogas Limited, Centralised Anaerobic Digestion (CAD) Plant - Planning Application Ref: LA04/2019/1540/F'. The Detailed Remediation Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and that they no longer pose a potential risk to human health. In particular, this Detailed Remediation Strategy must provide final detail on:</p> <ul style="list-style-type: none"> - The capping systems to be installed. - The gas protection measures to be installed in all buildings requiring gas protection, which must be compliant with BS 8485:2015+A1:2019 and Belfast City Council's North Foreshore Developer's Guidance Note. - The hydrocarbon vapour protection membrane to be installed in all buildings requiring protection. - The gas abstraction system to be installed on the development site. - How the proposed remedial works are to be verified. <p>All construction thereafter must be in accordance with the approved Remediation Strategy.</p>

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

Reason: Protection of human health and environmental receptors.

3: In order to demonstrate that the required remedial measures have been incorporated within the proposal, prior to operation of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. The Verification Report must be in accordance with Environment Agency guidance, British Standards, CIRIA and Land Contamination: Risk Management (LCRM) 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.

Reason: Protection of human health and environmental receptors.

4: If during the development works, new contamination or risks are encountered which have not previously been identified, works must cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with best practice and the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and approved in writing by the Council, and subsequently implemented and verified to its satisfaction prior to occupation or use of the CAD facility.

Reason: Protection of human health and environmental receptors.

5: Notwithstanding the submitted details, no works (including site preparation clearance or construction works) shall commence on site unless a Final Dust Management Plan has been submitted to and approved in writing by the Planning Authority. This Plan must conform to the measures set out in the Outline Construction Environmental Management Plan [authored by RPS Group, dated June 2019 and marked on the Planning Portal as received on 5th July 2019]. It must outline the methods to be employed to minimise any dust impacts associated with site preparation and construction works, demonstrating the use of 'best practicable means'. The plan must have due regard to the IAQM Guidance on the Assessment of dust from demolition and construction 2014. All site preparation and construction works thereafter must be carried out in accordance with the approved Dust Management Plan.

Reason: Protection of human health and amenity of nearby premises.

6: Notwithstanding the submitted details, no works (including site preparation clearance or construction works) shall commence on site unless a Final Construction Noise and Vibration Management Plan has been submitted to and approved in writing by the Planning Authority. This Plan must conform to the measures set out in Chapter 7 of the Environmental Statement submitted in June 2019 and marked on the Planning Portal as received on the 4th July 2019 and those set out in Chapter 4 of the Addendum II submitted in October 2020 and marked on the Planning Portal as received on the 13th October 2020. It must outline the methods to be employed to minimise any noise and vibration impacts associated with site preparation and construction works, demonstrating the use of 'best practicable means'. The plan must have regard to BS 5228:2009+A1:2014 Parts 1 and 2 Code of practice for Noise and vibration on construction and open sites, and demonstrate that site preparatory and constructions works will achieve the BS5228 'ABC method' Category A noise threshold value for daytime and Saturdays at relevant sensitive receptors. All site preparation and

	<p>construction works thereafter must be carried out in accordance with the approved Noise and Vibration Management Plan.</p> <p>Reason: Protection of human health and amenity of nearby premises.</p> <p>7: Notwithstanding the submitted details, no works (including site preparation clearance or construction works) shall commence on site until a final Construction Environmental Management Plan has been submitted to and approved in writing by the Council. This Plan must conform to the measures set out in the Outline Construction Environmental Management Plan [authored by RPS Group, dated June 2019 and marked on the Planning Portal as received on 5th July 2019]. All site preparation and construction works thereafter must be carried out in accordance with the approved Construction Environmental Management Plan.</p> <p>Reason: Protection of human health and the environment and amenity of nearby premises and to ensure that the appointed contractor is cognisant of all mitigation and avoidance measures required to protect all watercourses and the marine environment ensuring that there is no adverse effect on site integrity of Belfast Lough Open Water SPA, Belfast Lough SPA/Ramsar site and East Coast (Northern Ireland) Marine Proposed SPA.</p> <p>8: No development should take place on-site until the method of sewage disposal has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure a practical solution to sewage disposal is possible at this site.</p> <p>9: No development shall commence on site until details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Planning Authority. The details shall also include detailed calculations for surface water drainage of the site. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>10: The development hereby permitted shall not become operational until the vehicular accesses have been constructed in accordance with the approved Drawing No. 03A 'Proposed Site Layout Plan' bearing the Belfast City Council Planning Office date stamp 20 December 2019. The access shall be constructed and marked to the satisfaction of DfI Roads.</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>11: The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 03A 'Proposed Site Layout Plan' bearing the Belfast City Council Planning Office date stamp 20 December 2019 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 and manoeuvring within the site.</p>
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	<p>12: A minimum of 8 No. secure cycle parking spaces shall be provided and permanently retained within the development for use by staff and visitors to the development.</p> <p>Reason: to encourage the use of alternative modes of transport for development users.</p> <p>13: The development hereby permitted shall not operate unless in accordance with the Travel Plan contained within Appendix 4.1 of the Environmental Statement Addendum published by the Belfast City Council Planning Office on 15 January 2020. The Travel Plan will be provided to the Site Operator as a separate, stand-alone, document. The Site Operator will provide their employees with access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p> <p>14: The development hereby permitted shall not operate unless in accordance with the Service Management Plan contained within Appendix 4.2 of the Environmental Statement Addendum published by the Belfast City Council Planning Office on 15 January 2020. The Service Management Plan will be provided to the Site Operator as a separate, stand-alone, document.</p> <p>Reason: In the interests of road safety and traffic progression.</p> <p>15: Prior to the commencement of any works hereby approved, an Arboricultural Impact Assessment (in accordance with BS: 5837:2012) shall be submitted and agreed in writing by the Council. This will identify, evaluate and mitigate where appropriate the extent of direct and indirect impacts on existing trees that may arise as a result of any site layout proposal. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure minimal impact from the development on existing trees to be retained.</p> <p>16: All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or proposed 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 Planning Authority.</p> <p>Reason: In the interests of visual amenity.</p> <p>17: No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place or any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Council. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 2010.</p> <p>Recommendations for Tree Work.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p> <p>18. If any retained tree is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified by the Council.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p>
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19. Prior to any work commencing, protective barriers (fencing) and ground protection shall be erected / installed as specified in British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations' (section 6.2) on all trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. 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.

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

20: All soft landscaping works shall be carried out in accordance with the details on stamped approved drawing no 17A, bearing the Council's date stamp 20th December 2019. The works shall be carried out prior to the occupation of the development hereby approved or before the end of the first planting season after occupation, whatever is sooner, and shall be permanently retained thereafter. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a similar species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

21: The development hereby permitted shall be constructed and finished in accordance with the approved details including the annotated finished colours for buildings and tanks.

Reason: In the interests of visual amenity.

22. The feedstock hereby accepted at the facility shall be limited to MSW organic fines (EWC code 19 12 12 and the EWC (European Waste Catalogue) Codes as set out in the Environmental Statement, appendix 3.1 and no other feedstock. (Attached as information no 2 to this decision notice).

Reason: In the interests of environmental protection and public health and to ensure that there is no adverse effect on site integrity of any European designated site.

23: The development hereby approved not be permitted to accept waste from EWC code 02 01 06. No digestate from the facility shall be landspread within the site.

Reason: To ensure that there is no adverse effect on site integrity of any European designated site.

24: The Anaerobic Digester (AD) shall not exceed a maximum of 99,999 tonnes per annum, in accordance with written records which will be made available to the Council on written request.

Reason: In the interests of environmental protection and public health.

25: There shall be no external storage of waste at any time.

Reason: in the interests of environmental protection and in the interest of amenity.

Pre-Determination Hearing Report

PDH Date: 23 rd February 2020	Application ID: LA04/2019/1540/F
Proposal: Centralised Anaerobic Digestion (CAD) plant to include a bunded tank farm, (6no. digester tanks, 2no. buffer tanks. 1no. storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3no. Weighbridges, fire water tank and pumphouse, pipelines to existing combined heat and power (CHP) plant engines, switchgear, earth bunding, 3no. accesses to existing Giant's Park Service road infrastructure and ancillary plant/site works.(Further Environmental Information-addendum to Environmental Statement)	Location: Lands to the northwest of existing Belfast City Council Waste Transfer Station (2a Dargan Road, Belfast, BT3 9JU).
Applicant Name and Address: Dargan Road Biogas Limited Energia Group 62 Newforge Lane Belfast BT9 5NF	Agent name and Address: Clyde Shanks 5 Oxford Street Belfast BT1 3LA
<p><u>Background</u></p> <p>This Pre Determination Hearing report should be read in conjunction with the Addendum Report to the January 2021 Planning Committee, including Late items, which also includes the original report and Late items to the August Planning Committee. These reports are appended.</p> <p>This application was due to be considered by the Planning Committee on 19th January 2021. However, Members resolved to:</p> <ol style="list-style-type: none"> 1. defer consideration of the item to request further information on the Habitats Regulations Assessment (HRA) which had been carried out by Shared Environmental Services (SES), and; 2. hold a non-mandatory Pre-Determination Hearing in respect of the application in due course. <p>SES completed the HRA in December 2020 although they did not submit the HRA Appropriate Assessment to the Council until just before the January Planning Committee meeting. The HRA Appropriate Assessment concludes that, provided the mitigation measures detailed in the assessment are conditioned in any planning approval, there will be no adverse effects on site integrity of Belfast Lough Open Water SPA, Belfast Lough SPA/Ramsar site and East Coast (Northern Ireland) Marine Proposed SPA. A copy of the HRA Appropriate Assessment is available to view on the Planning Portal.</p>	

Under Section 30(4) of the Planning Act (Northern Ireland) 2011, the Council may choose to hold a non-mandatory Pre-Determination Hearing (PDH). The purpose of the PDH is to give the applicant and interested parties who have submitted written representations on the application the opportunity to appear before and be heard by the Planning Committee before a decision on the application is made.

No decision will be made on the planning application at the Pre-Determination Hearing. Rather the application will be considered and determined by the Planning Committee at a later date.

Further information since the January Planning Committee meeting

Following the January Planning Committee, the applicant has provided additional information relating to the 'need' for the proposal with particular regard to regional policies set out in Planning Policy Statement 11 (PPS11) and the Strategic Planning Policy Statement (SPPS). The applicant has also provided a response to the further objection from GPBL (as reported to the January Planning Committee in the Late items report). This information has been uploaded to the Planning Portal and a copy sent to the objectors.

Need for the facility

The applicant states that the proposed CAD facility is consistent with the objective of regional policy of promoting such proposals.

They refer to regional policy, which states that the need is identified in the Waste Management Strategy/Waste Management Plan. They believe that the proposal is consistent with those documents, overarching waste policy and the future direction of travel in diverting organic waste from landfill.

Their statement highlights that the need for renewable energy proposals will not diminish in the future context of energy targets set out for Northern Ireland (likely to be a minimum of 70% by 2030).

The applicant comments that the need to identify the source of the feedstock that will supply the CAD facility is beyond the requirements of planning policy and that ongoing discussions in relation to potential sources are commercially sensitive. They state that the plant has been designed with flexibility in mind for all available household and commercial organic waste streams. Further progress with feedstock contracts cannot be advanced until planning permission has been granted.

ADDENDUM REPORT 1
Development Management Officer
January 2021

1.0	Background
1.1	This application was due to be considered by the Planning Committee on 18 th August 2020. However, in the light of a late objection and having taken advice from the Council's solicitor, the application was removed from the agenda so that the issues could be examined in detail and addressed as appropriate. Notwithstanding, Members agreed that a Planning Committee site visit should take place. The Planning Committee site visit occurred on 9 th September 2020. Following the site meeting, Councillors Groogan sought clarification across a number of points relating to the proposal. A response to these points is contained within this report.
1.2	This Addendum Report considers the late objection received just before the August Planning Committee as well as subsequent additional representations.
1.3	In response to the issues raised in the late objection, the applicant commissioned a further addendum to the Environmental Statement. This primarily considers the additional cumulative impact resulting from the planning permission for Phase 2 of the adjacent Film Studios development. This Addendum Report therefore also considers the further addendum Environmental Statement (Addendum II).
1.4	Two further representations have been received. The total number of objectors for this application is two (GPBL and Belfast Harbour). This includes letters of objection from Carlin Planning Ltd and Keystone Law made on behalf of GPBL and Turleys on behalf of Belfast Harbour. Tughan's has made legal representations on behalf of the applicant in response to the objection from Keystone Law. These representations are available to view on the NI Planning Portal and are summarised in this report. Any further representations will be reported to Members via the Late Items pack.
1.5	This Addendum Report should be read in conjunction with the previous case officer report and Late Items reports to the 18 th August 2020 Planning Committee, copies of which are appended.
2.0	Updated Consultation Responses
2.1	Updated Statutory Consultee Responses DFI Roads – No objection NI Water – No objection Rivers Agency – No objection NIEA-Marine and Fisheries Division – No objection NIEA Water Management Unit – No objection NIEA Land, Soil, and Air – No objection NIEA Natural Environment Division – No objection Shared Environmental Services – No objection Belfast City Airport – No objection
2.2	Updated Non-Statutory Consultee Responses Environmental Health BCC – No objection Tree Officer BCC – No objection City and Neighbourhood Landscape Team BCC – No objection

	Economic Development Team BCC – No objection to the methodologies used by the applicant in assessing the economic impacts of the proposal
3.0	Additional Representations
3.1	The Addendum II Environmental Statement was neighbour notified and advertised in the local press. Prior to the August Planning Committee, a representation was submitted on 18 th August 2020 by Keystone Law on behalf of their client Giants Park Belfast Limited. Tughan's solicitors subsequently submitted correspondence on the 9 th October 2020 on behalf of the applicant responding to the points raised by Keystone Law. These representations are summarised below along with officers' advice on each of the main points.
3.2	<p>'Keystone Law act on behalf of their client Giants Park Belfast Limited ("GPBL"). GPBL say that they are the preferred bidder for the development of 250 acres of land at North Foreshore. This will be a major leisure-led mixed use development involving significant investment of around £170m and will be a major tourism destination. The Giant's Park proposal will include the following phases:</p> <ul style="list-style-type: none"> • Phase 1 – hotel; petrol filling station; and fast food • Phase 2 – indoor leisure; golf entertainment facility; food and beverage; and hotel • Phase 3 – 200 acre active entertainment park • Phase 4 – R&D park
3.3	The site is immediately adjacent the proposed CAD facility to the north and west. GPBL have significant concerns that the proposed CAD facility could impact on deliverability and success of a leisure-based development. They feel that the proposal is contrary to planning policies and should be refused.
3.4	The structure of the following section of this report sets out the Keystone Law objection points followed by a rebuttal by Tughan's on behalf of the applicant. Officers then provide advice at the end of each point.
3.5	<p>Weight to be attached to GPBL scheme</p> <p><u>Keystone Law:</u> <i>(1) Advice that the GPBL scheme at Dargan Road "can" be given only "minimal consideration" is a matter for the judgement of the Council, and not for any Officer to dictate, the statement in the Case Officer Report is a misdirection and invites the Council unlawfully to fetter its discretion.</i></p> <p><u>Tughan's:</u> <i>It is not unlawful or a misdirection by the Case Officer to suggest that the alleged risks of delivery of the GBPL aspirations for future development can be given minimal weight. The Planning Committee is entitled to come to a decision contrary to officer recommendations.</i></p> <p><u>Officer advice:</u> It is the role of planning officers to advise the Planning Committee on the consideration of the planning applications including material considerations and the weight that should be attached to them. It is then the role of the Planning Committee to decide the application having regard to the advice given by officers. The engagement between the Council as landowner and GPBL relate to commercial discussions which do not form part of the planning process. Officers advise that the weight that should be afforded to the GPBL's proposals should be limited.</p>

3.6	<p>Whether GPBL has entered the planning process</p> <p><u>Keystone Law:</u> <i>It is incorrect for the Officer to advise that GPBL has not entered the planning process, given the granting of preferred developer status to GPBL by the Council under the Development Brief, GPBL's engagement in pre-application discussions with the Council, and the current, protracted negotiation of the Development Agreement for the GPBL scheme, in the course of all of which our client has expended some £400,000 in professional fees and expenses.</i></p> <p><u>Tughan's:</u> <i>No formal Pre-Application Discussion (PAD) process has been initiated; No Proposal of Application Notice (PAN) has been submitted to the Council providing the 12-week notice period required for a 'major' planning application; No pre-application community consultation has been commenced; and No planning application has been received. GPBL's representatives conflate a commercial negotiation process and the planning process. Equating the two separate processes would be unlawful and "Wednesbury" unreasonable.</i></p> <p><u>Officer response:</u> As stated previously, the engagement between the Council as landowner and GPBL relate to commercial discussions which do not form part of the planning process. The Giant's Park leisure-led proposals are not subject to a Pre Application Discussion (PAD), Proposal of Application Notice (PAN) or planning application and are not considered to have entered the planning process. Officers advise that the weight that should be afforded to the GPBL's proposals should be limited.</p>
3.7	<p>Prejudice to the GPBL scheme</p> <p><u>Keystone Law:</u> <i>Any approval of the CAD proposal would undermine all that the Council has done to progress the GPBL scheme, to the prejudice of the public interest and to the prejudice of GPBL's interests.</i></p> <p><u>Tughan's:</u> <i>The appointment of GPBL as a "preferred developer" in a commercial negotiation process confers no special planning status. Nor does it create any presumption in favour of that proposed development, whatever that development may be when and if it is applied for. If the Council equated the appointment of a preferred developer through a commercial process with the grant of a special planning status for that proposed development, it would be acting unlawfully and in a "Wednesbury" unreasonable manner.</i></p> <p><i>GPBL has not submitted a planning application; it has not entered a lease for the lands; and is at a very early stage of formulation. These are relevant facts when determining the weight to be given to the GPBL objections.</i></p> <p><i>The GPBL scheme is not identified as an acceptable use in the draft BMAP zoning BHA 05 nor has the masterplan agreed for the Giant's Park site been based on the GPBL scheme. GPBL and its professional advisors have not provided any evidence to support the assertion that the CAD development will risk the delivery of GPBL's proposals.</i></p> <p><i>The ES which accompanies this application demonstrates that the construction and operation of the CAD facility will not prejudice future developments on adjoining lands. It specifically considers consented developments and prospective future development of the wider site. It has used receptors in close proximity to the development proposal site,</i></p>

3.8	<p><i>and in so doing the Council is entitled to give weight to the prospect of even less impact for those proposals (however speculative) further removed.</i></p> <p><u>Officer response:</u> The objector is confusing two separate processes: the commercial engagement between the objector and Council, and the planning process. It is a matter for the Council as Planning Authority to decide what weight it attaches to the objector's proposals, which as officers have advised, has not entered the planning process and should be limited.</p> <p>Assessment of economic benefits</p> <p><u>Keystone Law:</u> <i>No independent economic appraisal of the CAD proposal which addresses both the suggested economic benefits and economic dis-benefits, and in particular has not assessed displacement of the economic benefits from the GPBL scheme. The asserted economic benefits of the CAD proposal have been accepted at face value which is something that no reasonable planning authority properly directing itself could lawfully do, and would be both Wednesbury unreasonable and a failure in its duty of inquiry.</i></p> <p><u>Tughan's:</u> <i>The Case Officer concludes that there will no unacceptable environmental impact. As set out in Policy RE1 of PPS18, the wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given significant weight in determining whether planning permission should be granted – notably, reference to 'significant' weight has now been replaced in the SPPS by 'appropriate'.</i></p> <p><i>The Justification and Amplification section of PPS18 states that the decision maker will support renewable energy proposals unless they would have unacceptable adverse effects which are not outweighed by the wider environmental, economic and social benefits of the development. There are no unacceptable adverse effects to be outweighed by the wider environmental, economic and social benefits of the development and the Council therefore does not have to afford determining weight to the economic benefits.</i></p> <p><i>The economic benefits as stated in the applicant's ES cannot be disputed – these include the construction cost of the proposal and the number of jobs to be created during both the construction and operational phases. This information was prepared by a firm with extensive experience in the preparation of both Socio-Economic and Population and Human Health.</i></p> <p><i>GPBL have not provided any evidence to the contrary, instead relying on unfounded assertions that the CAD facility will undermine the viability of the future GPBL scheme.</i></p> <p><u>Officer response:</u> It is considered entirely reasonable to conclude that the proposal will have economic benefits including investment, job creation or supporting existing jobs both during construction and on operation. Nevertheless, the Planning Service has subsequently engaged with the Council's Economic Development Unit (EDU) around these issues. EDU advises that the approach and methodology applied by the applicant in determining the employment and economic impact of the proposal are robust. EDU highlights that the applicant's approach consists of models and well recognised tools used to determine the value of the economic output (Gross Value Added) and employment.</p> <p>In any event, the proposal is considered acceptable with regards to its environmental impacts (for the reasons set out in this report) and the degree to which the proposal would</p>
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	<p>have a positive economic impact is not considered crucial to the overall officer recommendation or acceptability of the scheme.</p> <p>It is considered unreasonable and unnecessary to carry out an assessment of the economic impact of the proposal on the GPBL's proposal given that they are not yet in the planning process nor in at advanced stage in that process.</p> <p>Conditions do not reflect statutory consultee responses</p>
3.9	<p><u>Keystone Law:</u></p> <p><i>The conditions do not adequately reflect those recommended by Shared Environmental Services to protect the integrity of the two proximate European designated sites. Furthermore, there has been no cumulative assessment of the effects of the CAD proposal with other planned and reasonably foreseeable development on the integrity of the European sites (as to which see further below).</i></p> <p><u>Tughan's:</u></p> <p><i>The applicant confirmed to the Council by way of correspondence dated 20 December 2019 that it had no objection to the imposition of a condition requiring that no digestate from the facility would be landspread. The cumulative effects of the CAD proposal with other committed development i.e. the Phase 2 film studios on the integrity of the European sites has been considered as part of the recently submitted Further Environmental Information (FEI) accompanying this submission.</i></p> <p><u>Officer response:</u></p> <p>Since the objection was received, further consultation has been carried out in relation to Addendum II of the Environmental Statement. Neither DAERA Natural Environmental Division nor Shared Environmental Services (which undertakes Habitats Directive screening on behalf of the Council) object to the proposal. The conditions advised by both are recommended. As is normal practice, delegated authority is sought to finalise appropriate conditions. It is not considered necessary or reasonable to require the applicant to carry out a cumulative assessment to include the objector's proposals given that they are not subject to a planning application or planning permission.</p> <p>Impermissible postponing proper assessment of the environmental impacts to post consent stage</p>
3.10	<p><u>Keystone Law:</u></p> <p><i>It is apparent from proposed conditions 2, 5, 6, 9, 10 and 17 that the Environmental Statement impermissibly postpones proper assessment of the likely significant environmental impacts and identification of their mitigation and the residual effects, leaving those matters to the post-consent stage.</i></p> <p><u>Tughan's:</u></p> <p><i>Conditions 2, 5, 6, 9, 10 and 17 relating to contamination, dust, construction noise and vibration, sewage disposal, drainage and trees do not postpone proper assessment of the likely significant environmental impacts and mitigation required to post-consent stage for the reasons set out below.</i></p> <p><i>A detailed assessment including site investigation has been provided as part of the ES and ES Addendum for the consideration of NIEA and Environmental Health. The Detailed Remediation Strategy provided sets out the capping, landfill gas extraction infrastructure and building protection measures proposed. A condition could be attached stating that the final plan to be agreed with the Council shall contain as a minimum the mitigation measures identified in the ES and the draft plans.</i></p>

Detailed assessments have been undertaken as part of the ES in relation to construction dust, noise and vibration and a condition could be attached stating that the final plan to be agreed with the Council shall contain as a minimum the mitigation measures identified in the ES and the draft plans.

In relation to sewage disposal, foul and surface water drainage, arrangements have already been provided and considered as part of the applicant's ES and annotated on the accompanying application drawings.

An Arboricultural Impact Assessment was not identified in the ES as mitigation but rather has been considered necessary by Belfast City Council as recently planted trees will be removed to facilitate the proposed site access. Any trees to be lost are currently not afforded any protection and therefore it is not considered an AIA is required in this instance, however, the applicant has no objection to the condition.

Officer response:

Conditions 2, 5, 6, 9, 10 and 17 of the original case officer report to the August 2020 Planning Committee relate to land contamination; dust, noise and vibration impacts during construction; method of sewerage disposal; foul and surface water drainage; and an assessment of impacts on trees, respectively. The likely significant effects in relation to land contamination; dust, noise and vibration during construction are considered to have been appropriately addressed in the ES. There have been no objections to the ES or proposal from statutory technical consultees. This also applies to issues concerning sewerage disposal and drainage. The impact on trees is not considered to be a significant environmental effect which warrants full assessment in the Environmental Statement but can be addressed through condition. The conditions complement the Environmental Statement in that they seek to safeguard or mitigate the environmental impacts resulting from the proposal.

Keystone Law:

The assessment relies on the Outline Construction Environmental Management Plan ("OCEMP"), to be followed up, post-consent, by a Final Construction Environmental Management Plan ("FCEMP"). The role of an OCEMP is to outline the mitigation to be applied to reduce etc. environmental effects, and to frame and constrain the mitigation to be later detailed by the FCEMP, so as to allow proper assessment of likely significant environmental effects with mitigation at the consent stage. However, in this case it is apparent from proposed condition 7 that the OCEMP does not perform that role. Rather, proposed condition 7 requires the FCEMP to "outline" proposed mitigation, which is something that must be done pre-consent by the OCEMP and not post-consent by the FCEMP. That approach wholly undermines proper assessment of the likely significant environmental effects, and represents a breach of EIA requirements. In addition, proposed condition 7 does not require the FCEMP to be in conformity with the OCEMP, which it must do to ensure that the proposed mitigation is known and duly assessed before any permission is granted.

Tughan's:

They suggest amended wording to Condition 7 relating to the provision of a Final Construction Environmental Management Plan:

No site preparation or construction works shall commence on site until a final Construction Environmental Management Plan and site drainage plan has been submitted to and approved in writing by the Planning Authority. This Plan must include as a minimum the mitigation measures as set out in the Outline Construction Environmental Management. All site preparation and construction works thereafter must be carried out in accordance with the approved Construction Environmental Management Plan.

3.11	<p><u>Officer response:</u> Officers advise that the condition should be re-worded. See amended condition 7 at section 6 of this report.</p> <p>Unlawful project splitting for Environmental Statement purposes</p> <p><u>Keystone Law:</u> <i>Approval would represent unlawful ‘project-splitting’, because the ES does not assess the overall North Foreshore project, but only the CAD proposal. Alternatively, if the CAD proposal does not form part of the overall project the ES fails to assess the cumulative effects of the CAD proposal with other planned and reasonably foreseeable development at the North Foreshore, namely the GPBL scheme and the Harbour Commissioners’ film studio development. There is no Northern Ireland guidance on how cumulative impact assessment should be conducted. England & Wales Planning Inspectorate’s Advice Note Nine directs applicants to have regard existing development and/or approved development. It also states that the assessment should include projects identified in the relevant Development Plan (and emerging Development Plans - with appropriate weight being given as they move closer to adoption) recognising that there will be limited information available on the relevant proposals.</i></p> <p><i>The Harbour Commissioners’ film studio scheme was recently granted permission. Draft BMAP zones BHA 05 specifically states that “development of the site shall only be permitted in accordance with an overall comprehensive masterplan” which was agreed with the Department of the Environment in January 2010. The GPBL scheme is therefore plainly a project identified in an emerging plan which is at an advanced stage.</i></p> <p><u>Tughan’s:</u> <i>The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 state that an ES must take into account the accumulation of effects with or existing and/or approved development. The EIA regulations do not refer to ‘reasonably foreseeable development’.</i></p> <p><i>At the time of the ES submission (June 2019) and subsequent ES Addendum (December 2019) there was no other approved/not yet built development required to be considered as part of a cumulative assessment. The Phase 2 film studios application (determined nil-EIA) submitted in February 2020 and later approved in August 2020 has now been taken into consideration as part of the accompanying Further Environmental Information submission.</i></p> <p><i>The guidance referred to by the objector relates to “Nationally Significant Infrastructure Projects” (NSIPs). It is not applicable to Northern Ireland or the specific project under consideration.</i></p> <p><i>The addendum reports make clear that sensitive receptors that have been used for the basis of assessment are situated close to the application site. It has been concluded that those closest receptors will suffer no unacceptable adverse effect and the Council is entitled to have regard to that evidence in assessing speculative proposals further afield.</i></p> <p><i>The GPBL scheme (comprising a welcome hub, leisure and sports innovation hub, adventure hub and theme park hub) is not identified as an acceptable use in the draft BMAP zoning BHA 05 nor has the masterplan agreed for the Giant’s Park site been based on the GPBL scheme. Therefore it is considered inappropriate that the GPBL proposals be considered as part of any cumulative assessment premised on a development plan zoning that does not foresee this type of development being brought forward.</i></p>
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3.12	<p><u>Officer response:</u> Schedule 4 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 ('the Regulations') relates to matters which should be included in an Environmental Statement. Section 5 (e) states that it must include '<i>A description of the likely significant effects of the development resulting from, inter alia... the accumulation of effects with other existing and/or approved development, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.</i>' The mixed use proposals in the mixed use zoning of the site and wider land are not existing or approved. Moreover, the objector's proposals are neither existing nor approved. They have not yet entered the planning process nor are they advanced in that process.</p> <p>It is considered unreasonable to require the applicant to carry out a cumulative assessment to include the objector's proposals. However, as previously set out, the applicant has updated the Environmental Statement (Addendum II) to consider the cumulative impacts of Phase 2 of the adjacent Film Studios complex which now has planning permission.</p> <p>The objector refers to the Planning Inspectorate's 'Advice Note 17: Cumulative Effects Assessment'. This applies to GB and not Northern Ireland. It also relates to "nationally significant infrastructure projects" and the proposal does not fall within this category. In the absence of any guidance specific to Northern Ireland, there may be an argument that cumulative impact should also be taken into account where, for example, there are a number of Major planning applications which are clearly interdependent or connected and follow on from one another in form an overall tangible project. That is plainly not the case in this instance, nor is it considered that the draft BMAP zoning or masterplan make all development at this site inter-dependent.</p> <p>Proposal in contrary to BMAP</p> <p><u>Keystone Law:</u> <i>Zoning BHA 05 in draft BMAP states that "development of the site shall <u>only</u> be permitted in accordance with an overall comprehensive masterplan to be agreed with the Department [of the Environment]" (emphasis added), which creates a strong policy presumption against approval of any proposal which is not in accordance with the masterplan. The CAD proposal is <u>not</u> in accordance with that agreed masterplan. Rather, it is in breach of the agreed masterplan, because the site of the CAD proposal was identified in the agreed masterplan for logistical warehousing, and <u>not</u> waste management. The CAD proposal is incompatible with the other identified uses in the masterplan, and so will undermine the development of the North Foreshore site pursuant to that masterplan. The Case Officer Report at paragraphs 10.3 and 10.10 gives a misleading impression of compliance with the masterplan.</i></p> <p><u>Tughan's:</u> <i>This criticism ignores regional policy, and further ignores that the GPBL proposals do not feature in the masterplan and that the existing and approved film studios is shown in the masterplan as an area allocated for waste management facilities.</i></p> <p><i>The masterplan must be read in its wider context which focuses on delivering an Environmental Resource Recovery Park 'where the ethos will be that one firm's waste is another's raw material'. The CAD proposal delivers exactly what was intended by the masterplan in providing a sustainable waste management solution that will in turn deliver renewable energy (electricity/heat) for other users in the site. The Case Officer report correctly states that proposal complies with the overall aspiration of the Masterplan.</i></p>
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	<p><u>Officer response:</u></p> <p>Policy BHA 05 of dBMAP 2015 zones the site and wider land for a variety of uses including waste management and recycling facilities. The proposal is considered a form of waste management.</p> <p>One of the requirements of the zoning is that: <i>‘Development of the site shall only be permitted in accordance with an overall comprehensive masterplan to be agreed with the Department. The masterplan shall outline the design concept, objectives and priorities for the site, an appropriate mix of the permitted uses including open space and the transition from built development to open space. The masterplan shall outline the proposed phasing of the development, the appropriate scale and massing of building blocks and appropriate landscaping.’</i></p> <p>A masterplan for the site as agreed by the former DoE Planning Service in January 2010 (reference Z/2008/2289/Q). The Masterplan recommended waste management facilities in the area. The Masterplan also promoted economic development on the site. It is considered that the proposal complies with the overall aspiration of the Masterplan to seek the regeneration and development of this site and wider North Foreshore land.</p> <p>Policy BHA 05 is a material consideration and it is considered that the proposal would not prejudice the overall zoning. Officers advise that there is no significant strategic conflicts. Moreover, the proposals accord with regional policy which promote sustainable renewable energy. The proposal would be subject to appropriate environmental controls. The Council’s Environmental Health team have no in principle concerns regarding the compatibility of the proposed with proposed adjacent uses under Policy BHA 05 or the approved masterplan. Having regard to these considerations, and advice set out in this wider report, the proposed use is considered acceptable.</p>
3.13	<p>Representation from Elected Representative</p> <p>Councillor Groogan emailed Planning Officers on the 14th September 2020 with a number of queries about the proposal following the Planning Committee site visit on the 9th September 2020. The queries read as follows (<i>in italic text</i>):</p> <p><i>The Air Quality report states that as the additional impact of this AD would be <1% of background levels it is acceptable but we are well past the critical load thresholds at these sites (sometimes by 100/200%) based on DAERA’s operational protocol on Nitrogen emissions.</i></p> <p><i>Regulation 43 of the Habitats Regulations doesn’t permit a competent authority to grant permission to a project unless it is satisfied beyond reasonable scientific doubt that the development will not adversely affect the integrity of a European site. Given the critical load at these sites, it is very difficult to see how this is met in this instance or indeed how the Minister’s recent decision on the operating protocol is lawful given the impact on the sites.</i></p>
3.14	<p>These queries were forwarded to the applicant who has advised as follows:</p> <ul style="list-style-type: none"> • Airborne nitrogen emissions do not fall to be considered against the same DAERA working policy as ammonia. The impact of nitrogen is assessed in line with the Environment Act 1995 and the less than 1% contribution is not considered significant; • The two ecological designations within 7.5km of the application site are the Belfast Lough SPA and Belfast Lough Open Water SPA. The existing background levels at these sites are less than 70% of the applicable limit on this site;

3.15	<ul style="list-style-type: none"> • It should also be noted that both Belfast Lough SPAs are not 'ammonia sensitive' as it is designated for Marine features; • The policy has not been subject to any challenge and therefore cannot be stated as unlawful; • Notwithstanding, SES who have undertaken the HRA for this application are not bound by the DAERA operational protocol. They have determined that the proposal will not have an adverse effect on site integrity of any European site; and • Any decision made by Belfast City Council on this application would therefore not be based on a policy that has been determined to be unlawful. <p>Officers concur with the response provided by the applicant. It is also noted that DAERA, SES and Environmental Health have not objected to the proposal on air quality, ammonia grounds or other environmental and ecological grounds. They have been asked to attend the Planning Committee meeting to answer any technical queries that Members may have about the proposal.</p>
4.0	Assessment of Addendum II of the ES and additional comments
4.1	<p>Cumulative Impact</p> <p>Planning application (LA04/2019/1540/F) for the proposed CAD facility was submitted on 26 June 2019 accompanied by an ES. A full planning application for a proposed extension (Phase 2) to the existing film studio complex (LA04/2020/0474/F) was submitted in February 2020 and subsequently approved by the Council on 14 August 2020.</p>
4.2	<p>In light of the EIA regulations, the Addendum II ES considers the cumulative effects where relevant taking into account this recently approved development.</p>
4.3	<p>An updated assessment of the proposal having regard to the Addendum II ES is provided below and relates to the following issues. The assessment in relation to other issues remains as set out in the report to the August Planning Committee (appended).</p>
	<ul style="list-style-type: none"> • Economic Principles and impacts of the proposal; • Landscape and Visual Impact; • Impact on amenity; • Environmental impacts (Noise, Vibration, Air Quality, Odour, Artificial lighting and Land Contamination); • Access, parking and transport; • Flood risk, Drainage and Infrastructure capacity; • Natural Heritage and Conservation – Impact on ecology; • Habitats Regulation Assessment; • Impact on material assets; • Renewable Energy Policy and; • Waste Planning Policy.
4.4	<p>Economic Principles and impacts of the proposal</p> <p>As it is considered that the proposed CAD facility would not harm the film studio operations (confirmed by way of the updated noise and air quality impact assessments), the employment and economic output effects of the two schemes would be cumulative and would not result in any economic dis-benefits to either development.</p>
4.5	<p>The Council's Economic Development (EDU) has provided advice on the approach and methodology applied by the applicant's consultants in determining the employment and</p>

	economic impact of the proposal. EDU highlights that the applicant's approach consists of models and well recognised tools used to determine the value of the economic output (Gross Value Added) and employments.
4.6	The forecasting models include the Construction Industry Training Board (CITB) and the Labour Forecasting Tool (LFT). Both are widely recognised and used throughout the construction sector, as well as by employability and skills practitioners to calculate employment creation for construction. The models are calculated using a UK wide methodology, and are viewed as being comparable to the Northern Ireland context. The CITB approach and benchmarks has become one of the leading tools to assess employment requirements for a development and credited with being built on advanced specialist knowledge of the construction industry.
4.7	The level of indirect employment supported over the construction phase has been generated utilising the NI Supply Use Tables Multipliers 2015 provided by Northern Ireland Statistics and Research Agency. These measures are region specific and are well recognised tools to determine GVA and indirect employments.
4.8	<p>Landscape and Visual Impact</p> <p>Addendum II contains updated photomontages which illustrate what the proposed CAD facility would look like in the context of the existing film studios and the approved Phase 2 development. Viewpoint selection remains the same as the original Landscape and Visual Impact Assessment (LVIA) and have been updated to reflect the combined effects of the adjacent consented development.</p>
4.9	The Council's Landscape Team is satisfied that the LVIA captures an accurate description of the collective effects as measured against the landscape and visual situation that pertains at present. They have highlighted that the approved development does not increase the significance or magnitude of the landscape or visual impact for the proposed CAD facility. The Landscape Team concurs with the conclusion of Addendum II that the proposal is effectively absorbed to a degree into the existing landscape setting without resulting in a significant adverse landscape or visual effect.
4.10	<p>Impact on amenity</p> <p>Paragraphs 4.11 and 4.12 of the SPPS state that there are a wide range of environmental and amenity considerations including noise and air quality, which should be taken into account by planning authorities when managing development. Assessments of wider human health effects on the nearby population during both the construction and operational phases of the development have been considered in Addendum II. The development has taken wider health considerations into account through the design process and the effects on wider human health are therefore anticipated to be negligible.</p>
4.11	The nearest residential properties are located more than 500 metres from the application site in the Fortwilliam area to the west. The existing adjacent film studio is approximately 178 metres from the closest building on the proposed site. The recently approved Phase 2 film studio is approximately 149m away (closest building to building). Due to separation distances of at least 149m there is unlikely to be any issues with overshadowing with existing neighbouring uses including the adjacent existing Film studio and the Phase 2 Film studio. It is considered unnecessary to require a shadow analysis or sunlight report.
4.12	<p>Environmental impacts (Land Contamination)</p> <p>In relation to land contamination matters, addressed in Chapter 9 of the Environmental Statement (ES), no further cumulative assessment has been considered necessary as part of Addendum II. All development sites within Giant's Park are required to adhere to</p>

	<p>the relevant guidance to manage gas emissions and contamination. There is no objection to the Addendum II ES or the application itself from the Environmental Health team subject to conditions.</p>
4.13	<p>Environmental impact (Air Quality and Odour)</p> <p>In relation to ambient air quality and odour impact, two additional receptor locations (the film studio building and amenity area), have been considered as part of an updated air quality impact assessment. The Phase 2 film studio site is in a non-residential area and commercial in nature and has been defined within their planning application as operating internally only with no open doors or windows. Based upon a review of Addendum II, the Environmental Health team is content with the applicant's updated assessment of air quality and odour from the operational phase. These demonstrate that the additional receptor locations (to reflect the Phase 2 development) will be below the relevant limits applicable to human receptors. No exceedances of air quality objectives or relevant odour benchmarks are predicted.</p>
4.14	<p>It also remains the case that no detailed air quality impact assessment is required to consider traffic as the updated transport assessment provided as part of Addendum II confirms that the percentage increase in usage of the proposed CAD facility on the Giant's Park access and Dargan Road remain beneath the threshold of significance as defined with the Design Manual for Roads and Bridges (DMRB).</p>
4.15	<p>Environmental impact (Noise and vibration)</p> <p>Using the same additional receptor locations that were considered for the purposes of air quality and odour, an updated noise impact assessment has been submitted. To ensure a "worst case scenario", the Phase 2 film studio development was considered to be similar to a residential property in terms of its sensitivity to noise during both construction and operation of the proposed CAD facility. The updated assessment confirms that the predicted noise levels at the Phase 2 development as a result of the proposed CAD facility will remain below the relevant limits applicable. The Environmental Health team highlights that external noise levels at Phase 2 are predicted to be less than those normally applicable to external residential amenity space. They comment that that no additional construction related noise and vibration mitigation is required as a result of the approved Phase 2 development as necessary mitigation is to be captured in the final Construction Noise and Vibration Management Plan.</p>
4.16	<p>In summary, there remain no harmful effects in relation to amenity and human health as a result of the proposed CAD facility taking into account the Phase 2 development.</p>
4.17	<p>Access, parking and transport</p> <p>An updated transport assessment is provided that considers the impact of the additional traffic generated by the proposed CAD facility taking into consideration that baseline conditions reflecting the now committed Phase 2 development. The predicted traffic increase (%) on Dargan Road and on the Giant's Park access are now lower than those previously indicated given the increase in baseline traffic associated with Phase 2. The predicted increase on the public road remains negligible and below significant traffic thresholds. The junction modelling undertaken as part of the Phase 2 application has been reviewed and it is noted that from its findings that there is substantial spare capacity for additional traffic using the current site access. DFI Roads continue to offer no objection to the proposal subject to conditions.</p>
4.18	<p>Flood risk, Drainage and Infrastructure capacity</p> <p>The applicant states that there is no requirement for detailed cumulative assessment in relation to drainage matters. The Phase 2 development proposes to utilise its own drainage network and therefore will not connect into the same private sewer network as</p>

	<p>proposed to be utilised by the CAD facility. Rivers Agency were consulted on Addendum II ES and reiterated their stance of no objection to the proposal.</p> <p>Habitats Regulation Assessment (HRA)</p> <p>4.19 The proposal has been assessed by SES on behalf of the Council in relation to the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). SES has considered the updated shadow Habitats Regulation Assessment which forms part of Addendum II. They conclude that having considered the nature, scale, timing, duration and location of the project, provided mitigation is conditioned, the proposal will not have an adverse effect on site integrity of any European site.</p> <p>4.20 NIEA Marine and Fisheries Division has considered the impacts of the proposal and on the basis of the information provided is content with the proposal for the reasons set out in the August 2020 Committee report when they commented that provided appropriate air, land and water pollution prevention measures are implemented during construction and operation, the proposal is unlikely to have a significant impact on marine protected areas.</p> <p>Natural Heritage and Conservation – Impact on ecology</p> <p>4.21 Natural Environment Division (NIEA: NED), Marine and Fisheries Division (NIEA: MFD, Water Management Unit (NIEA:WMU), Land, Soil and Air Pollution Prevention and Control team Regulation Unit NIEA and Shared Environmental Services (SES) have considered the cumulative impacts of the proposal on designated sites and Addendum II.</p> <p>4.22 Further ecological site surveys and assessments including an updated Shadow Habitats Regulations Assessment were carried out in September 2020 and formed part of the Addendum II submission. The surveys have identified no significant changes in respect of the ecological baseline since the submission of the original Environmental Statement. The construction of the Phase 2 development (located immediately adjacent to the designated sites and deemed by the supporting environmental information to have no impact upon them) will provide increased visual and acoustic screening for species using proximal designated sites and lead to a reduction in the (already non-significant) impacts associated with the CAD proposal. No cumulative effects will arise from either the construction or operation of the CAD proposal on the basis that the Phase 2 development is not predicted to result in any significant impacts upon the designated sites.</p> <p>4.23 Natural Environment Division (NED) has considered the impacts of the proposal on the designated sites and ecological species and on the basis of the information provided has no objection. Given the responses from NED and SES, it is considered that there will be no unacceptable ecological impacts and the proposal complies with the relevant policy requirements of PPS 2.</p> <p>4.24 NIEA: WMU, Marine and Fisheries have considered the additional information and are content with the information that has been provided. Their position remains unchanged from their previous response as set out in the August 2020 Planning Committee report and offer no objection to the proposal.</p> <p>4.25 NIEA Regulation Unit commented that a revised Remedial Strategy has been provided by the applicant. The Regulation Unit Land and Groundwater Team recommended conditions in its previous response. Revised conditions are recommended on the basis of the revised remedial strategy. NIEA have requested a planning condition stating that no digestate from the facility is to be landspread and the condition is recommended.</p> <p>4.26 SES have considered the additional information and concluded that they have no objections to the proposal subject to conditions. These conditions are recommended.</p>
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4.27	In summary, it is considered that the proposal would not have any unacceptable ecological impacts and, subject to conditions, is acceptable having regard to PPS 2.
4.28	Impact on material assets NI Water and Belfast City airport were consulted on Addendum II. There is no change in their position and they continue to offer no objection to the proposal.
4.29	Assessment against PPS 18: Renewable Energy Planning Policy Planning Policy Statement 18 (PPS 18) is a material consideration. Policy RE1 of PPS 18 seeks to ensure that the proposed development will not result in an unacceptable adverse impact on: <ul style="list-style-type: none"> a. public safety, human health, or residential amenity; b. visual amenity and landscape character; c. biodiversity, nature conservation or built heritage interests; d. local natural resources, such as air quality or water quality; and e. public access to the countryside.
4.30	Addendum II makes reference to the cumulative impact of the proposal including Phase 2 of the film studios. The closest existing film studio building is approximately 178m from the nearest building of the application site. The closest Phase 2 film studio building will be 149m from the closest building on the proposed site.
4.31	Taking into account the comments from consultees, including the Environmental Health team, Landscape Team, DAERA and SES, it is considered that the proposal will not have a harmful environmental impact and complies with Policy RE 1 of PPS 18.
4.32	Waste Assessment against PPS 11: Planning and Waste Management The granting of planning permission for the Phase 2 film studio located approximately 149m to the east of the closest building of the proposal is not considered to alter the conclusions on this issue as set out in the report to the August 2020 Planning Committee. The proposal is still considered to comply with the criteria set out within Policy WM2 of PPS 11.
4.33	Phase 2 is an extension of an existing film studio. As such the proposal remains compatible with the same type of land use (film studio) as set out on the August 2020 report. Responses from consultees highlight that the cumulative impact of the proposal with the Phase 2 studio would not be harmful on environmental health, road traffic, nature conservation, built and archaeological heritage, landscape character, drainage, air, water and soil. The proposal therefore also satisfies the criteria of Policy WM1.
5.0	Recommendation
5.1	Having regard to the additional assessment carried out in this Addendum Report, together with the analysis set out in the original report to the August Planning Committee, the recommendation remains that planning permission should be granted subject to conditions. The conditions include the additional conditions recommended in the Late Items report to the August Planning Committee.
5.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.
6.0	Draft Conditions
	1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2: Prior to commencement of development, a Detailed Remediation Strategy shall be submitted to and approved in writing by the Council. The Remediation Strategy must be based on the capping, landfill gas extraction infrastructure and building protection measures proposals contained within the RPS Group Plc reports entitled 'Remedial Strategy Report, Dargan Road Biogas Ltd, Bioenergy (AD) Plant, Giant's Park, Belfast' (dated December 2019 and referenced IBR1061 version 5) and 'Dargan Road Biogas Ltd, Gas Extraction System, Bioenergy Anaerobic Digestion (AD) Plant' (dated December 2019 and referenced IBR1061 version 8) and the letter from RPS dated 24th February 2020 and referenced 'IBR1061, Dargan Road Biogas Limited, Centralised Anaerobic Digestion (CAD) Plant - Planning Application Ref: LA04/2019/1540/F'. The Detailed Remediation Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and that they no longer pose a potential risk to human health. In particular, this Detailed Remediation Strategy must provide final detail on:

- The capping systems to be installed.
- The gas protection measures to be installed in all buildings requiring gas protection, which must be compliant with BS 8485:2015+A1:2019 and Belfast City Council's North Foreshore Developer's Guidance Note.
- The hydrocarbon vapour protection membrane to be installed in all buildings requiring protection.
- The gas abstraction system to be installed on the development site.
- How the proposed remedial works are to be verified.

All construction thereafter must be in accordance with the approved Remediation Strategy.

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

Reason: Protection of human health and environmental receptors.

3: In order to demonstrate that the required remedial measures have been incorporated within the proposal, prior to operation of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. The Verification Report must be in accordance with Environment Agency guidance, British Standards, CIRIA and Land Contamination: Risk Management (LCRM) 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.

Reason: Protection of human health and environmental receptors.

4: If during the development works, new contamination or risks are encountered which have not previously been identified, works must cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with best practice and the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and approved in writing by the Council, and subsequently implemented and verified to its satisfaction prior to occupation or use of the CAD facility.

Reason: Protection of human health and environmental receptors.

5: Notwithstanding the submitted details, no works (including site preparation clearance or construction works) shall commence on site unless a Final Dust Management Plan has been submitted to and approved in writing by the Planning Authority. This Plan must conform to the measures set out in the Outline Construction Environmental Management Plan [authored by RPS Group, dated June 2019 and marked on the Planning Portal as received on 5th July 2019]. It must outline the methods to be employed to minimise any dust impacts associated with site preparation and construction works, demonstrating the use of 'best practicable means'. The plan must have due regard to the IAQM Guidance on the Assessment of dust from demolition and construction 2014. All site preparation and construction works thereafter must be carried out in accordance with the approved Dust Management Plan.

Reason: Protection of human health and amenity of nearby premises.

6: Notwithstanding the submitted details, no works (including site preparation clearance or construction works) shall commence on site unless a Final Construction Noise and Vibration Management Plan has been submitted to and approved in writing by the Planning Authority. This Plan must conform to the measures set out in Chapter 7 of the Environmental Statement submitted in June 2019 and marked on the Planning Portal as received on the 4th July 2019 and those set out in Chapter 4 of the Addendum II submitted in October 2020 and marked on the Planning Portal as received on the 13th October 2020. It must outline the methods to be employed to minimise any noise and vibration impacts associated with site preparation and construction works, demonstrating the use of 'best practicable means'. The plan must have regard to BS 5228:2009+A1:2014 Parts 1 and 2 Code of practice for Noise and vibration on construction and open sites, and demonstrate that site preparatory and constructions works will achieve the BS5228 'ABC method' Category A noise threshold value for daytime and Saturdays at relevant sensitive receptors. All site preparation and construction works thereafter must be carried out in accordance with the approved Noise and Vibration Management Plan.

Reason: Protection of human health and amenity of nearby premises.

7: Notwithstanding the submitted details, no works (including site preparation clearance or construction works) shall commence on site until a final Construction Environmental Management Plan has been submitted to and approved in writing by the Council. This Plan must conform to the measures set out in the Outline Construction Environmental Management Plan [authored by RPS Group, dated June 2019 and marked on the Planning Portal as received on 5th July 2019]. All site preparation and construction works thereafter must be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: Protection of human health and the environment and amenity of nearby premises and to ensure that the appointed contractor is cognisant of all mitigation and avoidance measures required to protect all watercourses and the marine environment ensuring that there is no adverse effect on site integrity of Belfast Lough Open Water SPA, Belfast Lough SPA/Ramsar site and East Coast (Northern Ireland) Marine Proposed SPA.

8: No development should take place on-site until the method of sewage disposal has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

9: No development shall commence on site until details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Planning Authority. The details shall also include detailed calculations for surface water drainage of the site. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

10: The development hereby permitted shall not become operational until the vehicular accesses have been constructed in accordance with the approved Drawing No. 03A 'Proposed Site Layout Plan' bearing the Belfast City Council Planning Office date stamp 20 December 2019. The access shall be constructed and marked to the satisfaction of DfI Roads.

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

11: The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 03A 'Proposed Site Layout Plan' bearing the Belfast City Council Planning Office date stamp 20 December 2019 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.

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

12: A minimum of 8 No. secure cycle parking spaces shall be provided and permanently retained within the development for use by staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

13: The development hereby permitted shall not operate unless in accordance with the Travel Plan contained within Appendix 4.1 of the Environmental Statement Addendum published by the Belfast City Council Planning Office on 15 January 2020. The Travel Plan will be provided to the Site Operator as a separate, stand-alone, document. The Site Operator will provide their employees with access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

14: The development hereby permitted shall not operate unless in accordance with the Service Management Plan contained within Appendix 4.2 of the Environmental Statement Addendum published by the Belfast City Council Planning Office on 15 January 2020. The Service Management Plan will be provided to the Site Operator as a separate, stand-alone, document.

Reason: In the interests of road safety and traffic progression.

15: Prior to the commencement of any works hereby approved, an Arboricultural Impact Assessment (in accordance with BS: 5837:2012) shall be submitted and agreed in writing

by the Council. This will identify, evaluate and mitigate where appropriate the extent of direct and indirect impacts on existing trees that may arise as a result of any site layout proposal. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure minimal impact from the development on existing trees to be retained.

16: All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or proposed 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 Planning Authority.

Reason: In the interests of visual amenity.

17: No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place or any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Council. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 2010. Recommendations for Tree Work.

Reason: To ensure the continuity of amenity afforded by existing trees.

18. If any retained tree is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

19. Prior to any work commencing, protective barriers (fencing) and ground protection shall be erected / installed as specified in British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations' (section 6.2) on all trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. 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.

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

20: All soft landscaping works shall be carried out in accordance with the details on stamped approved drawing no 17A, bearing the Council's date stamp 20th December 2019. The works shall be carried out prior to the occupation of the development hereby approved or before the end of the first planting season after occupation, whatever is sooner, and shall be permanently retained thereafter. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a similar species and size, details of which shall have first been submitted to and approved in writing by the Council.

	<p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>21: The development hereby permitted shall be constructed and finished in accordance with the approved details including the annotated finished colours for buildings and tanks.</p> <p>Reason: In the interests of visual amenity.</p> <p>22. The feedstock hereby accepted at the facility shall be limited to MSW organic fines (EWC code 19 12 12 and the EWC (European Waste Catalogue) Codes as set out in the Environmental Statement, appendix 3.1 and no other feedstock. (Attached as information no 2 to this decision notice).</p> <p>Reason: In the interests of environmental protection and public health and to ensure that there is no adverse effect on site integrity of any European designated site.</p> <p>23: The development hereby approved not be permitted to accept waste from EWC code 02 01 06. No digestate from the facility shall be landspread within the site.</p> <p>Reason: To ensure that there is no adverse effect on site integrity of any European designated site.</p> <p>24: The Anaerobic Digester (AD) shall not exceed a maximum of 99,999 tonnes per annum, in accordance with written records which will be made available to the Council on written request.</p> <p>Reason: In the interests of environmental protection and public health.</p> <p>25: There shall be no external storage of waste at any time.</p> <p>Reason: in the interests of environmental protection and in the interest of amenity.</p>
Neighbour Notification Checked: Yes	
Notification to Department: N/A	
Representations from Elected members: Councillor Groogan	

ANNEX	
Date Valid	26-6-19
Date First Advertised	2-8-19
Date Last Advertised	30-10-20

Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 1 Gullivers Road,Belfast,Antrim,BT3 9JU The Owner/Occupier, 11 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 13 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 15 Dargan Road,Belfast,Antrim,BT3 9LS 28 Rochester Building, 1st Floor, Adelaide Street, Belfast, Antrim, Northern Ireland, BT2 8GD The Owner/Occupier, 3 Dargan Road,Belfast,Antrim,BT3 9JZ The Owner/Occupier, 42-44 ,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, 5 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 7 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 9 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 9 Gullivers Drive,Belfast,Antrim,BT3 9HW The Owner/Occupier, Dargan Road,Belfast,Antrim, Forsyth House, Cormac Square,Belfast,BT2 8LA The Owner/Occupier, Unit 1,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, Unit 2 ,Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, Unit 2 ,Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, Unit 2,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, Unit 3 ,Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, Unit 3,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, Unit 4,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, Unit 5,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW	
Date of Last Neighbour Notification	21-10-20
Date of EIA Determination	N/A
ES Requested	Yes

Late Items

Agenda Item	Application	Issues Raised	Action
7c	LA04/2019/1540/F Centralised Anaerobic Digestion (CAD) plant on lands to the north west of existing Belfast City Council Waste Transfer Station, Dargan Road	Both a Proposal of Application Notice (PAN) and Pre Application Discussion request (PAD) have been submitted by Giants Park Belfast Limited (GPBL), objector to the planning application. The description of development is: 'Major mixed use leisure led development comprising indoor and outdoor leisure and recreational uses, hotels, food and beverage units, petrol filling station, and research and development hub.'	<p>The applicant's submission of a PAN puts the Council on notice of its intention to submit a planning application for the GPBL proposals. The purpose of the PAN is to set out the applicant's proposed community consultation in line with legislation and provides opportunity for the Council to identify any additional notification and/or consultation as deemed appropriate. The planning application cannot be submitted until after 12 weeks have passed following submission of the PAN. The PAD provides opportunity for the applicant to discuss the proposals with and obtain advice from Planning Officers to inform the form and content of the planning application.</p> <p>The GPBL proposals are now considered to be in the planning process. However, given the very early stage it is at it is considered that only limited weight should be given to those proposals. The CAD facility application was submitted in June 2019 and it is</p>

Agenda Item	Application	Issues Raised	Action
			considered unreasonable to delay it further pending evolution of the GPBL proposals, which will be dependent upon pre application consultation and submission of a formal planning application, with its determination likely to be at least several months away.
7c	LA04/2019/1540/F Centralised Anaerobic Digestion (CAD) plant on lands to the north west of existing Belfast City Council Waste Transfer Station, Dargan Road	<p>A further letter of objection has been received from Giant's Park Belfast Limited (GPBL). Issues raised are:</p> <ul style="list-style-type: none"> • Questions the need for the proposed CAD facility. Where will the waste come from? • The proposal seriously places at risk the GPBL leisure-led development on 250 acres of the former landfill site. • The proposal 'smack bang in the middle' of a site envisaged as having parkland and leisure facilities is ill conceived and needs to be urgently reviewed. • The benefits of the proposal in terms of turning organic household waste into methane gas, and then electricity is totally undermined by this location. • There will be no disguising the convoys of waste trucks. • When enough food and organic waste runs out how will the CAD facility be fed – livestock manure, slaughterhouse waste, farm mortality and sewage waste? • Concerns about visual harm. 	<p>The majority of the issues raised by the objector are addressed in the Committee reports. Additional commentary is provided below.</p> <ul style="list-style-type: none"> • The applicant states that the proposal is consistent with the wider aims of the waste management policy insofar as AD moves waste up the hierarchy from disposal to recycling and recovery, diverting organic waste from landfill. The need for the proposal is accepted. • Condition 23 limits the type of waste that can be processed at the site and prohibits processing of inappropriate waste

Agenda Item	Application	Issues Raised	Action
		<ul style="list-style-type: none"> • The objector is not against 'clean tech' solutions, but specifically against an anaerobic digester. • The proposal clashes with the vision set out in the Council's Development Brief to tenderers and threatens the viability of that vision. No mention was made of an anaerobic digester when the tender papers were issued. • The proposal threatens the GPBL proposals and risks 2,000 jobs. • Is it worth sacrificing the GPBL proposals? • Questions the location of the proposal in North Belfast where the community has put up with the eyesore and stench of municipal landfill for generations. This is the wrong processing plant in the wrong place. • What message would the proposal sent to visitors to Belfast and the Giants Park, Belfast scheme? • Should there have been a detailed process of engagement for any development that is not completely in accordance with the masterplan? • Consideration should be given to those closest to Giant's Park, their environmental amenity and employment prospects and for the city and its wider economic recovery. • Key benefits of the GPBL proposal includes: <ul style="list-style-type: none"> - delivery of the Council's vision for a world class visitor attraction - £180m investment following COVID-19 - 200 construction jobs pa (10 year programme) 	<ul style="list-style-type: none"> • The tender papers relate to commercial matters and are not relevant to planning • The application is not for Major development and there is no requirement for the applicant to have carried out community consultation prior to submitting the application

Agenda Item	Application	Issues Raised	Action
		<ul style="list-style-type: none"> - 150 apprenticeships during construction and 80 apprenticeships during operation - 2,400 full time jobs once operational - £9m tourism spend per year - £100,000 community development fund - Significant annual income for the Council through commercial rates - Creation of wild life bird sanctuary that will protect the future of the European designated coastline and lagoons - Transformation of this waste-fill site into a major community asset with new walkways/cycleways with access to coastline, children's adventure park and a variety of indoor activities. 	
7c	LA04/2019/1540/F Centralised Anaerobic Digestion (CAD) plant on lands to the north west of existing Belfast City Council Waste Transfer Station, Dargan Road	Shared Environmental Services (SES) have completed the Habitats Regulations Assessment on behalf of the Council. SES advises that: <i>'The assessment, originally completed on 03 March 2020, has been reviewed and updated in light of the submission of additional information, representations and consultee responses. The outcome and recommendations of the original assessment still stand. The appropriate assessment has concluded that, providing the mitigation measures detailed in the assessment are conditioned in any planning approval, there will be no adverse effects on site integrity of Belfast Lough Open Water SPA, Belfast Lough SPA/Ramsar site and East Coast (Northern Ireland) Marine Proposed SPA.'</i>	For notation.

Appendix A: Case Officer Report to Planning Committee August 2020

ORIGINAL COMMITTEE REPORT Development Management Officer August 2020	
Committee Meeting Date: Tuesday 18 th August 2020	
Application ID: LA04/2019/1540/F	
Proposal: Centralised Anaerobic Digestion (CAD) plant to include a bunded tank farm, (6no. digester tanks, 2no. buffer tanks. 1no. storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3no. Weighbridges, fire water tank and pump house, pipelines to existing combined heat and power (CHP) plant engines, switchgear, earth bunding, 3no. Accesses to existing Giant's Park Service road infrastructure and ancillary plant/site works.	Location: Lands to the northwest of existing Belfast City Council Waste Transfer Station (2a Dargan Road Belfast BT3 9JU).
Referral Route: Council has an estate in the application site.	
Recommendation:	Approval
Applicant Name and Address: Dargan Road Biogas Limited Energia Group 62 Newforge Lane Belfast BT9 5NF	Agent Name and Address: Clyde Shanks 5 Oxford Street Belfast BT1 3LA
Executive Summary: This application seeks the erection of a Centralised Anaerobic Digestion (CAD) plant and associated works. The site is un-zoned "white land" within the Belfast Area Urban Plan (BUAP) 2001. It is located within the development limits of Belfast in the draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015) with a number of relevant zonings: <ul style="list-style-type: none"> • Within BHA 05 Mixed Use Site North Foreshore • Within close proximity to a National Designated Site (Inner Belfast Lough Area of Special Scientific Interest); • Within close proximity to two European Designated Sites – Belfast Lough Special Protection Area (SPA) and Belfast Lough Open SPA; • Within close proximity to an International Designated Site Belfast Lough Ramsar Site The main issues to be considered in this case are: <ul style="list-style-type: none"> • The principle of the proposed use at this location; 	

- Renewable energy and environmental sustainability;
- Economic impact;
- Design and layout;
- Landscape and visual assessment;
- Landscaping;
- Amenity;
- Environmental Health (Noise, vibration, air quality, odour, artificial light, and land contamination);
- Traffic, access and parking;
- Drainage, Flooding and Infrastructure Capacity;
- Natural Heritage and Conservation;
- Renewable Energy Policy; and
- Waste policy.

DfI Roads, BCC Environmental Health, NIEA, Shared Environmental Services, Rivers Agency, NI Water, Belfast City Airport, were all consulted in addition to the Council's Tree Officer, City and Neighbourhood Services Landscape team and Environmental Health. Their responses are detailed in the main body of the report. There were no objections from consultees.

Two representations have been received. Issues raised include concerns about traffic and access, visual impact, noise and odour, compatibility with existing and potential future uses, and nuisance from vermin and birds.

An Environmental Statement (ES) was submitted as part of the application in line with the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. This has assessed the environmental impacts of the proposal and has been taken into account in the consideration of the application.

The application has also been considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Services on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.

Consultees confirm that the proposal will not harm visual landscape, amenity, human health, traffic or the adjacent protected areas.

The proposed development is estimated to represent an investment of £40m, generate in excess of 350 construction jobs and 22 operational jobs. It comprises waste recycling which will help generate renewable energy in line with sustainability objectives.

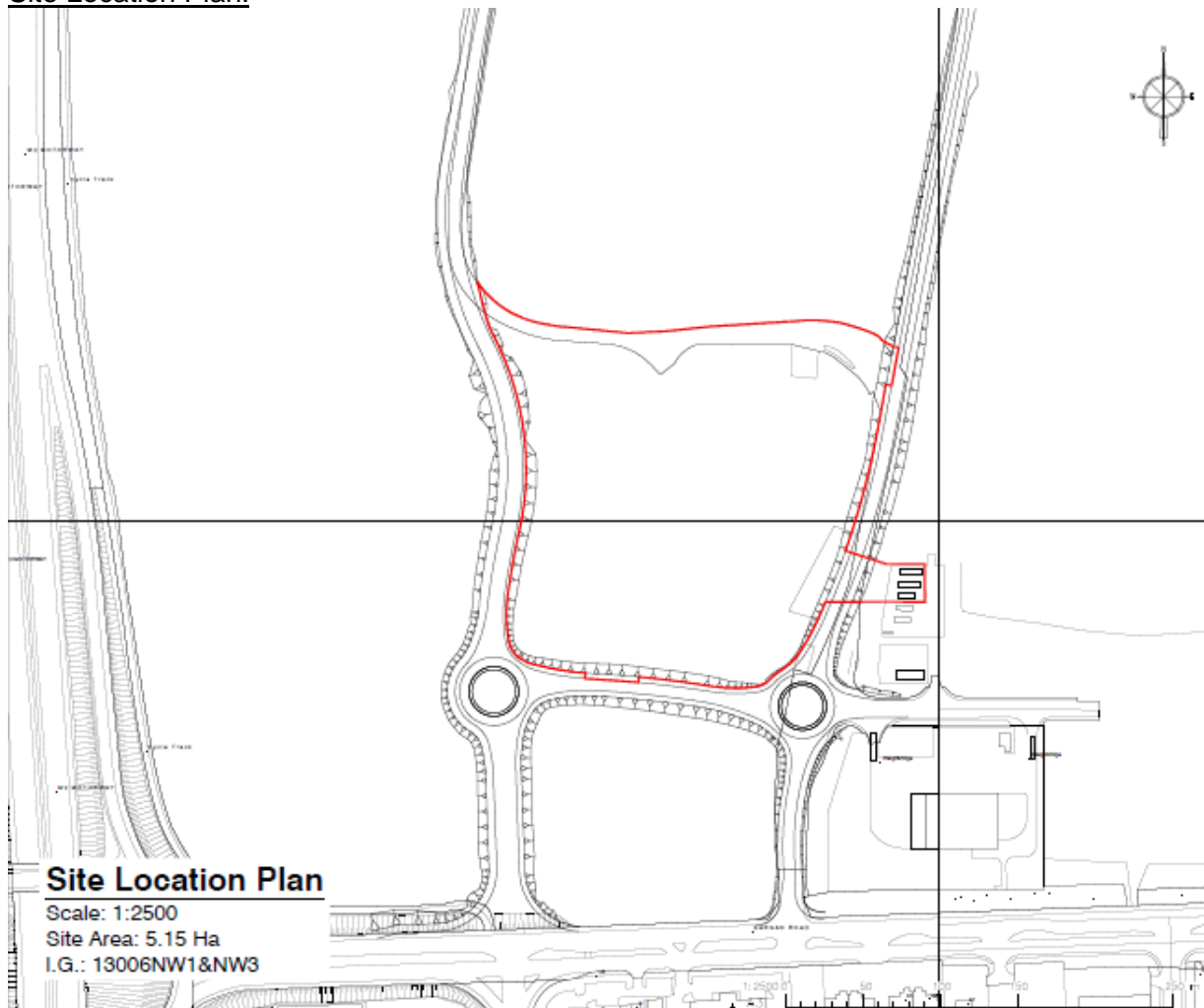
Given the overall size of the site within North Foreshore and the industrial / commercial nature of the immediate surrounding context it is considered that the design, scale and layout of the proposed scheme are considered to be acceptable. The proposed development is consistent with the existing character of the Harbour Estate and no significant landscape impacts have been identified.

Recommendation:

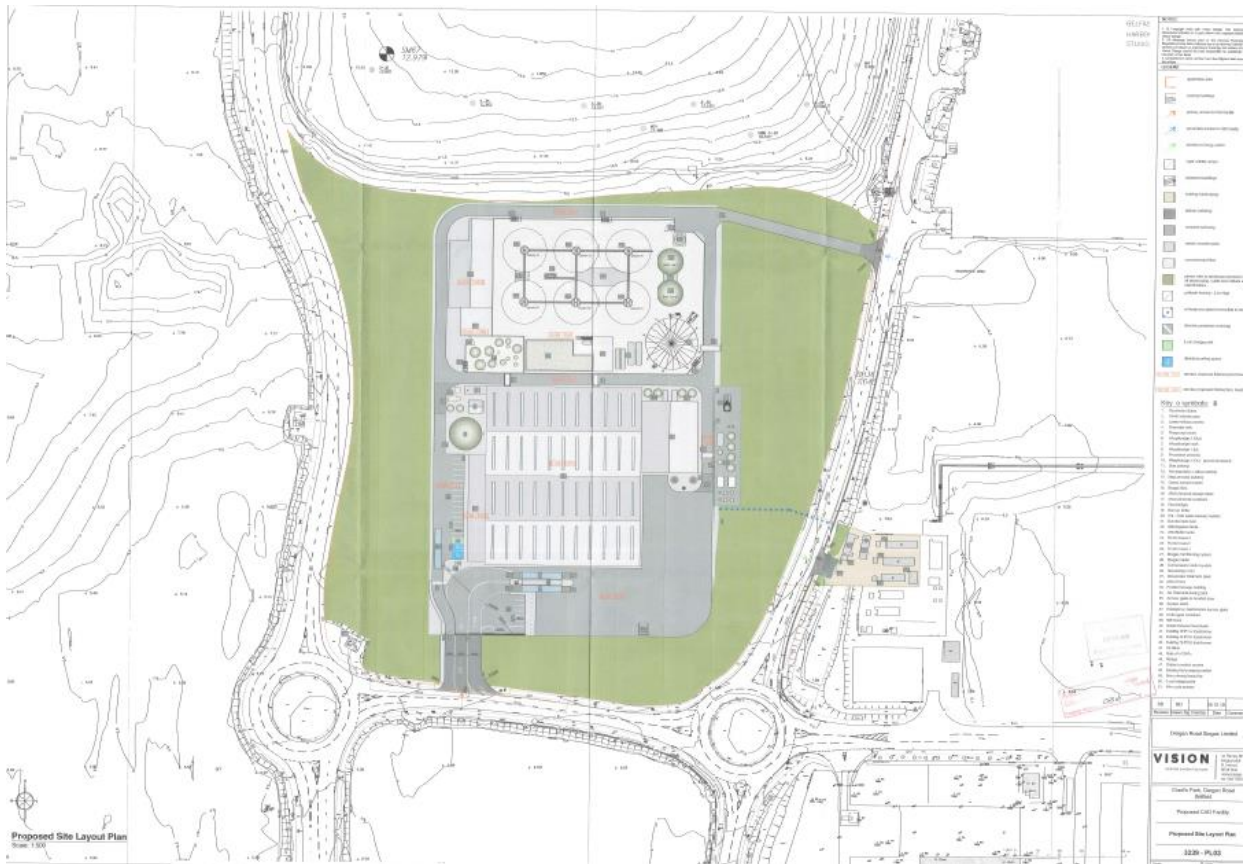
Having regard to the Development Plan and other material considerations, including consideration of the issues raised through representations, the proposal is considered acceptable. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan:



Site Layout:



1.0 Description of Proposed Development

- 1.1 The proposal is for a Centralised Anaerobic Digestion (CAD) plant to include a bundled tank farm, (6no. digester tanks, 2no. buffer tanks, 1no. storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3no. Weighbridges, fire water tank and pump house, pipelines to existing combined heat and power (CHP) plant engines, switchgear, earth bunding, 3no. Accesses to existing Giant's Park Service road infrastructure and ancillary plant/site works.
- 1.2 The proposed CAD facility has been designed to generate up to 4.1MW per annum of renewable electricity (the installed capacity of the existing three CHP engines) from up to 99,999 tonnes per annum of organic feedstock. The facility has been primarily designed to process two main feedstock types: 1. Organic fine fraction of Municipal Solid Waste (MSW) i.e. food waste; and 2. Source Separated Organic (SSO) Waste i.e. brown bin (food/garden) waste. In order to meet the Quality Protocol standards and to fulfil the requirements of the Animal By Products Regulations (ABPR), the facility is designed to process each feedstock type in two physically separated process lines to ensure no cross-contamination can occur between MSW and SSO waste streams. The plant will accept up

	to 49,999.5 tonnes per annum per process line. It is expected that each process line will produce between 5-8,000 tonnes per annum of output (i.e. digestate). This volume will vary depending on the quality of the input feedstock. The volume of output is significantly reduced by way of pre-treatment (screening out of unsuitable materials) and drying post the AD process. Following the completion of digestate treatment, the output from the MSW organic fines process line will be disposed of as waste, for example in landfill. The output from the SSO process line will be recycled as a marketable fertiliser product. The proposed CAD will accept the EWC (European Waste Catalogue) Codes: as set out in the Environmental Statement, appendix 3.1 and MSW organic fines (EWC code 19 12 12).
2.0	Characteristics of the Site and Area
2.1	The application site is located to the north of Dargan Road on reclaimed lands that are part of the North Foreshore of Belfast, otherwise referred to as 'Giant's Park'. The site was a former landfill site accepting domestic, industrial, commercial, construction, demolition and hazardous waste. Belfast City Council commenced operations in 1958 and this continued until March 2007 when the site was capped and landscaped as part of a wider restorative and remedial works. Giant's Park is now the largest regeneration site in Belfast comprising 138 hectares (340 acres).
2.2	With £9m overall investment to-date from this programme, Invest Northern Ireland and the European Regional Development Fund (ERDF), the internal road network of the site, installation of services, street lighting and landscaping works have been instigated. A landfill gas collection system has also been installed across the northern portion of the Giant's Park site. To the northeast of the application site, Belfast Harbour Film Studios opened in 2017 comprising the following development: two film studios and sound stages of approximately 3,065sqm (33,000 sq.) each; two workshop buildings of approximately 1,021sqm (11,000 sq.) each; and a three-storey 3,437sqm (37,000sq.ft.) office and production building. The Planning Committee recently resolved to grant planning permission for the second phase of the development of the film studio site.
2.3	As a landowner, Belfast City Council has agreed initial proposals to regenerate part of the wider site into a major visitor attraction for the city. The planned investment by Giant's Park Belfast Limited (GPBL), which has not yet entered the planning process and is proposed to be located to the north and west of the proposed site, will create four development 'hubs' – a welcome hub, leisure and sports innovation hub, adventure hub and theme park hub. In September 2018, Belfast City Council also approved the lease of two sites within Giant's Park one of which being the proposed application site, the other a £27m investment to develop a data centre to support the digital economy.
2.4	The application site, circa 5.11ha, is located on low-lying ground adjacent to Belfast Lough with levels of approximately +6m to +8m and the core of the site having a very flat and open character. Levels rise to the north where the landscape has a more undulating profile across the wider North Foreshore lands.
2.5	While not located within any environmental or landscape designations, the application site is adjacent to a number of important national, European and international designated sites as follows: Inner Belfast Lough ASSI which is declared under the Environment Order (Northern Ireland) 2002; Belfast Lough SPA and Belfast Lough Open Water SPA, both of which are designated under the EC Birds Directive (79/409/EEC on the conservation of wild birds); and Belfast Lough Ramsar Site which is designated under the Ramsar Convention.
2.6	As described above, Belfast Harbour Film Studios is located to the northeast of the site. Dargan Road Waste Transfer Station located to the southeast of the site is licensed to accept up to 165,000 tonnes per annum of non-hazardous waste. To the north of the

	<p>Waste Transfer Station, is an existing CHP engine compound installed as part of a landfill gas management system. This landfill gas management system originally comprised five CHP engines. Over time as the supply of landfill gas has depleted only two CHP engines are now used to generate electricity from the remaining landfill gas. The landfill gas collected by the application site will remain the property of Belfast City Council for combustion in the remaining two CHP engines. The three engines acquired by DRBL in 2017 will be utilised to generate heat and electricity from the biogas generated by the proposed CAD facility. Dargan Road to the south provides access to several commercial and industrial facilities.</p>
2.7	<p>The road is the main access to Belfast Port and connects to the M2 at the Fortwilliam Roundabout (Junction 1). It was upgraded in 2009 to a 4-lane / dual-carriageway as part of the road improvement works related to the new VT4 terminal at the end of West Bank Road within the Belfast Harbour Estate. The nearest residential areas or properties are located >500 metres from the application site in the Fortwilliam area to the west with the NI Railway line and M2 Motorway located in the intervening landscape. The centre of Belfast City (the City Hall), is located 3.9km to the south of the site.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	<p>Full details of all historical applications are provided at Annex A. Of particular relevance to this site are the following:</p>
3.2	<p>Ref ID: LA04/2019/0433/DETEI (EIA determination) Proposal: Proposed centralised anaerobic digestion (CAD) plant to power existing combined and heat power (CHP) engines and to utilise existing service road infrastructure. Address: Lands at Giant's Park, Dargan Road, North Foreshore, Belfast, Decision: Environmental Statement required Decision Date: 7th March 2019</p>
3.3	<p>Ref ID: LA04/2018/2166/DETEI (EIA determination) Proposal: Proposed centralised anaerobic digestion (CAD) plant to power existing combined and heat power (CHP) engines and to utilise existing service road infrastructure. Address: Lands at, Giants Park, Dargan Road, North Foreshore, Belfast. Decision: Responded under LA04/2019/0433/DETEIA letter (Screening and Scoping response) Decision Date: 7th March 2019</p>
3.4	<p>Ref ID: LA04/2020/0474/F Proposal: Construction of film studios complex including ancillary offices, workshops, ancillary car parking, services and access from existing internal access road, landscaping and associated site works (Phase 2). Address: Lands immediately north and south of existing film studios north of Dargan Road Belfast (within wider Belfast City Council lands known as North Foreshore/Giants Park). Decision: Planning Committee resolved to grant permission in July 2020</p>
3.5	<p>Ref ID: LA04/2015/1605/F Proposal: Film studios complex comprising production, studio and workshop buildings, associated service yards, car parking, access to service roads under construction (Z/2014/1279/F), landscaping and ancillary works including 3 No stand-alone transformer compounds, security hut and proposed headwall (amended description) (Phase 1) Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park, with access from Dargan Decision: Permission Granted</p>

3.6	<p>Decision Date: 25.02.2016</p> <p>Ref ID: Z/2014/1279/F</p> <p>Proposal: Provision of new upgrade of existing roads infrastructure and associated site capping together with associated landscaping and site works</p> <p>Address: Lands of the former Dargan Road land fill site, to the north of Dargan Road, Belfast.</p> <p>Decision: Permission Granted</p> <p>Decision Date: 24.04.2015</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001 (BUAP)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (Draft BMAP 2015)</p> <p>Draft Belfast Metropolitan Plan 2004</p> <p>Belfast Harbour Local Plan 1990 – 2005</p>
4.2	<p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for N. Ireland (SPSS)</p> <p>Planning Policy Statement 2 (PPS 2) – Planning and Nature Conservation</p> <p>Planning Policy Statement 3 (PPS 3) - Access, Movement and Parking</p> <p>Planning Policy Statement 4 (PPS 4) – Planning and Economic Development</p> <p>Planning Policy Statement 11: Planning and Waste Management</p> <p>Planning Policy Statement 13: Transportation and Land Use</p> <p>Planning Policy Statement 15 (Revised) (PPS 15) - Planning and Flood Risk</p> <p>Planning Policy Statement 18: Renewable Energy</p>
4.3	<p>Other material considerations</p> <p>Supplementary Planning Guidance on Anaerobic Digesters Anaerobic Digesters - Planning Guidance Note: Northern Ireland Environment Agency (2012)</p>
5.0	<p>Statutory Consultee Responses</p> <p>DFI Roads – No objection</p> <p>NI Water – No objection</p> <p>Rivers Agency – No objection</p> <p>NIEA-Marine and Fisheries Division – No objection</p> <p>NIEA Water Management Unit – No objection</p> <p>NIEA Land, Soil, and Air – No objection</p> <p>NIEA Natural Environment Division – No objection</p> <p>Shared Environmental Services – No objection</p> <p>Belfast City Airport – No objection</p>
6.0	<p>Non-Statutory Consultee Responses</p> <p>Environmental Health BCC – No objection subject to conditions and informatives</p> <p>Tree Officer BCC – content that the landscaping proposals are appropriate subject to condition</p> <p>City and Neighbourhood Landscape Team BCC – No objection</p>
7.0	Representations
7.1	<p>The application has been neighbour notified and advertised in the local press. Two objections to the proposal have been received from Carlin Planning Ltd on behalf of Giants Park Belfast Limited (GPBL) and from Turleys on behalf of Belfast Harbour. These representations are summarised below with an officer commentary on each of the main points. The substantive issues raised by objectors are also dealt with in the main assessment section of this Committee report.</p>

	<p><u>GPBL</u></p>
7.2	<p>GPBL say that they are the preferred bidder for the development of 250 acres of land at North Foreshore. This will be a major leisure-led mixed use development involving significant investment of around £170m and will be a major tourism destination. The Giant's Park proposal will include the following phases:</p> <ul style="list-style-type: none"> • Phase 1 – hotel; petrol filling station; and fast food • Phase 2 – indoor leisure; golf entertainment facility; food and beverage; and hotel • Phase 3 – 200 acre active entertainment park • Phase 4 – R&D park
7.3	<p>The site is immediately adjacent the proposed CAD facility. GPBL have significant concerns that the proposed CAD facility could impact on deliverability and success of a leisure-based development. The proposal is contrary to planning policies and should be refused. The specific concerns are summarised below.</p>
7.4	<p>Risk to the delivery of GPBL's proposals – the proposal would create a serious risk to delivery of the future major leisure and tourism proposal. The Environmental Statement should consider the GPBL scheme as a sensitive receptor. The leisure park proposals would result in considerable environmental and economic benefits. There is also a risk that the proposed CAD facility would be incompatible with proposed adjacent employment land.</p> <p><i>Officer response:</i> the GPBL proposals have not entered the planning process and there are no live planning applications for the scheme. Accordingly, Members are advised that minimal consideration can be given to this issue at this time.</p>
7.5	<p>Access and HGV traffic movements – the proposed access to the CAD facility is within 30m of the access to the leisure park. HGVs present the risk of odour, noise, pests (vermin and birds), dirt and dust. The HGVs will also have an adverse visual impact. It will be difficult to enforce HGVs use of the second spine road access. The proposed access should be moved to the east instead. The proposal will prejudice safety and the convenience of road users contrary to policy.</p> <p><i>Officer response:</i> Members are advised that they must determine the application before it. DFI Roads have considered the application and have no objections to the proposal. There is no objection to the proposal from the Council's Environmental Health team.</p>
7.6	<p>Visual impact – the proposal would have an overbearing visual impact. The site is the most prominent part of the North Foreshore site. The proposed AD tanks are similar in height to a 7 storey building. The proposal is not visually compatible with a leisure and tourism scheme.</p> <p><i>Officer response:</i> the Council's Landscaping team have assessed the application, including the accompanying Landscape Impact Visual Assessment, and have no objection.</p>
7.7	<p>Noise and odour – the Environmental Statement fails to assess the impact of the proposal on the proposed leisure park. Noise can be generated by the building plant and vehicle movements. Concerns about odour from HGVs carrying bio-gradable waste.</p>

	<p><i>Officer response:</i> the Environmental Statement is not required to consider proposals which are speculative and have not entered the planning process. The Council's Environmental Health team offer no objection to the proposal in relation to noise or odour impacts.</p>
7.8	<p>Nuisance: vermin and birds – there is risk of leakage from HGVs which may attract vermin and birds. The Environmental Statement does not adequately deal with these issues. Whilst these issues can be mitigated, they cannot be totally eradicated. It is crucial to protect the nearby European and Nationally designated sites.</p> <p><i>Officer response:</i> the ecological impacts of the proposal have been considered by NIEA and SES who offer no objection to the proposal.</p> <p><u>Belfast Harbour</u></p>
7.9	<p>Belfast Harbour is the owner of the adjacent Film Studios complex which is located within the North Foreshore, immediately to the east of the application site. They refer to the significant level of investment of approximately £45m and job creation for Phase 2 of the film studios, including 250 jobs during construction and 1,000 creative jobs when occupied.</p>
7.10	<p>Belfast Harbour is concerned that the proposed CAD facility would be incompatible with the film studios. The existing complex is an economic generator with the potential for further economic contribution.</p>
7.11	<p>Noise – the applicant's Noise Assessment considers the impact on the film studios. It concludes that the majority of noise nuisance will be during construction and noise will be perceptible over short term and temporary duration. Concerns about the impact of noise including on filming. The unique characteristics of the site should be reconsidered. Construction is expected to last around 20 months. The application does not specifically address noise from piling.</p> <p><i>Officer response:</i> The Council's Environmental Health team offer no objection to the proposal in relation to noise or other environmental impacts.</p>
7.12	<p>Environmental and ecological impacts – given that the proposal is EIA development, the Council should be satisfied that it is appropriate to condition mitigation in the form of a final Construction Environmental Management Plan and Site Drainage Plan.</p> <p><i>Officer response:</i> the environmental and ecological impacts of the proposal have been considered by NIEA, SES and other consultees who offer no objection to the proposal. It is considered appropriate to deal with these matters by condition.</p>
7.13	<p>Future expansion of the film studios – concerns about compatibility.</p> <p><i>Officer response:</i> there are no technical objections from consultees and the uses are considered compatible.</p>
7.14	<p>Process – the Environmental Statement does not address issues relating to archaeology, overshadowing, daylight, sunlight and wind despite it being requested as part of the Council's EIA scoping. It would have been expected that additional ground gas and land contamination information should have been dealt with in an Environmental Statement Addendum. The Addendum makes no reference to a third party representation dated 01 October or the environmental issues raised in it. The Environmental Statement Addendum was not accompanied by a Non-Technical Summary.</p>

	<p><i>Officer response:</i> it is considered that the Environmental Statement and Environmental Statement Addendum satisfactorily deal with the likely environmental effects of the proposed development. The third party representation was from GPBL; as stated earlier, the GPBL proposals have not entered the planning process and there are no live planning applications for the scheme. Accordingly, there is no requirement for the Environmental Statement to deal with specific impacts on those proposals. The Environmental Statement was accompanied by a Non-Technical Summary as required by the Regulations.</p>
8.0	<p><u>Environmental Impact Assessment</u></p>
8.1	<p>An Environmental Statement (ES) was submitted as part of the application in line with the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. This assessed the environmental impacts of the proposal. The submission of the ES followed screening and scoping decisions by Belfast City Council dated 07 March 2019 confirming that any future planning application for a proposal of this nature required an accompanying ES as the proposal would likely have significant environmental effects on protected sites in the area. The screening and scoping for this proposal was assessed under LA04/2018/2166/DETEIA & LA04/2019/0433/DETEIA.</p>
	<p><u>Assessment</u></p>
9.0	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> • Development Plan Context; • The principle of the proposal at this location; • General overview of the development; • Renewable energy and environmental sustainability • The Economic Principles and impacts of the proposal; • Design and layout; • Landscape and Visual Impact; • Landscaping; • Impact on amenity; • Impact on Environmental Health (Noise, Vibration, Air Quality, Odour, Artificial lighting and Land Contamination); • Access, parking and transport; • Flood risk, Drainage and Infrastructure capacity; • Natural Heritage and Conservation -Impact on ecology; • Impact on material assets; • Renewable Energy Policy; and • Waste Planning Policy.
9.1	<p><u>Development Plan Context</u></p>
9.2	<p>Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.</p>
9.3	<p>Following the Court of Appeal decision on Belfast Metropolitan Area Plan in May 2017, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 had reached pre-adoption through a period of independent examination, the policies within it still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.</p>

9.4	Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), BMAP 2015 is considered to hold significant weight.
9.5	The site is un-zoned “white land” within the Belfast Area Urban Plan (BUAP) 2001. Within draft BMAP 2004 the site falls within zoning BHA 07 Employment/Industry North Foreshore. Following the publication of the Planning Appeals Commission’s (PAC) report (independent examination) it was recommended that Zoning BHA07 and Zoning BHA19 be deleted from the Plan and replaced by a new mixed use site zoning BHA05. This was then incorporated under Zoning BHA 05 of draft BMAP 2015. The Key Site Requirements (KSR’s) are broadly similar to those as set out in dBMAP 2004. The KSR for both plans are referred to under Sections 10.2 to 10.11.
9.6	The site is within close proximity to a National Designated Site (Inner Belfast Lough Area of Special Scientific Interest); 2No European Designated Sites (Belfast Lough Special Protection Area (SPA) and Belfast Lough Open SPA; and an International Designated Site Belfast Lough Ramsar Site.
9.7	The North Foreshore was operated as a landfill site between 1973 and 2007 and the 340 acre site was developed on areas progressively claimed from the sea northward from Dargan Road. In 1981 Belfast City Council ceased landfill operations on the southern section of the site. Waste Landfill tipping continued in the northern section of the site until March 2007. The application site is located in the central southern portion of the North Foreshore site. The land is currently not in use however it is immediately adjacent to the existing film studios complex known as Phase I.
10.0	<u>The principle of the proposed use at this location</u>
10.1	The site is located within the development limits of BUAP, draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004) and draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015). The presumption is therefore in favour of development subject to the planning considerations discussed below. The site is within Zoning BHA 07 Employment/Industry for North Foreshore in the draft BMAP 2004 and is within the mixed use site North Foreshore Zoning BHA 05 in draft BMAP 2015. Both zonings list a number of KSRs. Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), BMAP 2015 is considered to hold significant weight. A review of KSRs for both draft development plans follows.
	Draft BMAP 2004 – Key Site Requirements for Zoning BHA 07 Employment/Industry North Foreshore
10.2	The first KSR states that development at this location shall only include uses including Light Industrial, General Industrial, Special Industrial, Storage and Distribution, Park and ride and Waste Management facilities. It is considered that an Anaerobic Digester Facility is a waste management facility and as such it complies with identified uses considered to be suitable at this location.
10.3	The second KSR requires development of the site to be permitted only in accordance with an overall comprehensive masterplan to be agreed with the Department. The Comprehensive Master Plan was agreed by DOE Planning Service under reference Z/2008/2289/Q by correspondence dated 15 January 2010. This Masterplan recommended waste management facilities in the area. The Masterplan also promoted economic development on the site. It is considered that the proposal complies with the overall aspiration of the Masterplan to seek the regeneration and development of this site and wider North Foreshore land.
10.4	The third KSR states that access shall be from Dargan Road. The access arrangements and principal internal road network for North Foreshore have been granted planning

	permission (Z/2014/1279/F) and are constructed and in operation. The proposal will tie into this existing network.
10.5	The fourth KSR states that a Transport Assessment agreed with Transport NI (Now DfI Roads) shall be required. A scoping study, service management plan, travel plan, transport assessment form and transport statement have all been submitted in support of this application. DfI Roads have no objections based on the information submitted to support the application.
10.6	The fifth KSR states that development proposals shall be required to provide appropriate protection of habitat biodiversity in the adjacent international and national designated natural heritage sites. A landscape and visual impact assessment; environmental statement including a section on the assessment of the likely significant ecological impacts associated with the proposal, shadow habitat regulation assessment and outline construction phase environmental management plan have been submitted in support of the application. NIEA and Shared Environmental Services have been consulted and confirmed that they have no objections based on the information submitted subject to appropriate conditions.
10.7	The sixth KSR requires buildings to exhibit variety in their elevational treatment and heights. The nature of the proposal gives rise to different sizes and heights between different components of the proposal. The industrial nature of the use is evident from its design. There is no objection from the Council's Landscaping team.
10.8	The seventh and eighth KSR's require a comprehensive landscaping scheme including retention of vegetation on the site and a detailed planting plan and programme of works as well as long-term landscape management proposals. The proposal was accompanied by a comprehensive landscaping scheme. This was assessed by BCC Tree Officer and BCC City and Neighbourhood Landscape Team and found to be acceptable. These consultees have no objections subject to conditions.
	Draft BMAP 2015 – Key Site Requirements for Zoning BHA 05 Mixed Use North Foreshore
10.9	The PAC report (independent examination) recommended that Zoning BHA07 and Proposal BHA19 be deleted from the Plan and replaced by a new mixed use zoning BHA05. The Key Site Requirements (KSR's) are broadly similar to those in the draft 2004 plan. One of the key differences was that at the PAC inquiry, it was agreed by the parties that recycling should be included.
10.10	<p>The proposal is compliant with the KSRs stipulated within the draft BMAP 2015 zoning BHA 05 mixed use site-North Foreshore insofar as the proposed development:</p> <ul style="list-style-type: none"> • Is a 'sui generis' waste management use at this location. This use comprises elements of waste management and recycling; • Is broadly compliant with the comprehensive masterplan for Giant's Park; • Will provide appropriate protection of habitat biodiversity as considered in the Environmental Statement (chapters 6 'Air Quality and Odour' and 11 'Ecology'); • Will be accessed from existing road infrastructure from Dargan Road; • Does not require any road improvements based on predicted additional traffic identified within Chapter 10 'Transportation' of the accompanying Environmental Statement; and • The proposal is accompanied by a comprehensive landscaping scheme which will be conditioned.

10.11	<p>The proposal is considered compatible with the adjacent uses identified within the Development Plan zonings and the wider comprehensive masterplan for Giant's Park. Given the location of the site within the development limits and compliance with the key site requirements it is therefore considered that the proposed use is acceptable in principle, having regard to local planning policy and the presumption is therefore in favour of development subject to planning and environmental considerations detailed below.</p>
10.12	<p>RDS 2035</p> <p>Policy RG5 relates to the delivery of a sustainable and secure energy supply. It states that decision makers will have to balance impacts against the benefits from a secure renewable energy stream, and the potential for cleaner air and energy for industry and transportation. There will need to be a significant increase in all types of renewable electricity installations and renewable heat installations, including a wide range of renewable resources for electricity generation both onshore and offshore to meet the Region's needs. In addition to the carbon benefits, increased use of micro-generation plays an important part in diversifying our energy mix and ensuring security of energy supply. It can allow energy to be produced and consumed locally, help alleviate fuel poverty (especially in off-gas network areas) and play a part in meeting renewable energy targets.</p>
10.13	<p>SPPS</p> <p>The Strategic Planning Policy Statement (SPPS) sets out five core planning principles including improving health and well-being; creating and enhancing shared space; supporting sustainable economic growth; supporting good design and positive place making; and preserving and improving the built and natural environment. With regards to renewable energy, the SPPS reiterates the policy criteria contained within Policy Re1 of PPS 18 and states that: <i>'the wider environmental, economic and social benefits of all the proposals for renewable energy projects are material considerations that will be given appropriate weight in determining whether planning permission should be granted'</i>. With regards to waste management, the aim of the SPPS is to <i>'support wider government policy focused on the sustainable management of waste, and a move towards resource efficiency'</i> It is therefore considered that the proposal is also compliant with strategic planning policy.</p>
10.14	<p>General Overview of the development</p> <p>This site offers an opportunity for a strategically located CAD facility in the North Foreshore, a significant regeneration site in Belfast that is promoted as Belfast's future 'Cleantech Hub' to attract interest from environmental, renewables and low carbon sectors amongst other mixed uses. Wider existing uses within the Giant's Park site include the Belfast Harbour Film Studios to the northeast and Belfast City Council Waste Transfer Station located to the southeast of the site. To the north of the Waste Transfer Station, is an existing CHP engine compound installed as part of a landfill gas management system. This landfill gas management system originally comprised five CHP engines. Over time as the supply of landfill gas has depleted only two CHP engines are now used to generate electricity from the remaining landfill gas. The other three CHP engines (4.1MW) were decommissioned and acquired by DRBL in 2017. With this spare grid capacity available, DBRL have looked to alternative renewable solutions to create biogas in making best use of the existing engines. Anaerobic Digestion (AD) is a sustainable form of renewable energy production through a naturally occurring process in which micro-organisms break down biodegradable material, in the absence of oxygen in an enclosed system. The process produces a methane-rich biogas and compost-like material, known as 'digestate'. The biogas is converted via a CHP engine into renewable heat and electricity.</p>
10.15	<p>Environmental Health do not have in principle concerns regarding the compatibility of the proposed CAD facility with the proposed adjacent uses zoned under Policy BHA 05 of BMAP 2015, or the approved masterplan, in respect of land contamination, ambient air quality, odour, noise impacts or lighting. It also confirms that the CAD facility is to be</p>

	licensed and regulated by NIEA under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013.
10.16	Representations from GPBL highlighted concerns regarding whether future GPBL proposals have been adequately assessed as a sensitive receptor in the ES and whether this proposal will impact on the delivery of future uses by GPBL. These proposals are at an early stage and have not yet entered the planning process. As such minimal weight can be attributed to this issue at this time.
11.0	<u>Renewable energy and environmental sustainability</u>
11.1	Anaerobic Digestion (AD) is a technology that delivers a number of energy and environmental benefits including: the generation of renewable energy and valuable fertiliser from local organic waste material; contribution to renewable energy targets and reduction in reliance on fossil fuels; and reduction in greenhouse gas emissions and pathogens. These are material planning considerations as set out within strategic guidance under Policy RG 9 (Reduce our carbon footprint and facilitate mitigation and adaption to climate change whilst improving air quality) and Policy RG10 (Manage our waste sustainably) of the RDS. The RDS also strives to deliver a sustainable and secure energy supply under Policy RG 5. Furthering sustainable development is at the heart of the SPPS with particular reference to renewable energy under paragraphs 6.214-6.218 and 6.306-6.309 as well as renewable energy policy within PPS 18. The Programme for Government contains a target for a reduction in greenhouse gas emissions by at least 35% on 1990 levels by 2025. The current NI Strategic Energy Framework target is for 40% of electricity consumption to be met by renewable generation by 2030. A significant benefit of the proposed development is that it will contribute to the redevelopment of this former landfill site whilst also contributing to renewable energy targets, reducing the amount of biodegradable waste sent to landfill and reducing greenhouse gas emissions. The development of the CAD facility at this location also has the potential to attract other industrial / business uses to the North Foreshore who seek to avail of the renewable energy (electricity and heat) sources that the facility will generate.
12.0	<u>The Economic Principles and impacts of the Proposal</u>
12.1	Paragraphs 4.18 and 4.22 of the SPPS state that planning authorities should take a positive approach to appropriate economic development proposals and pro-actively support and enable growth generating activities. Large scale investment proposals with job creation potential should be given particular priority. The project represents a significant capital investment in the local economy (estimated construction cost of £40m) and the creation of c. 354 indirect/direct jobs during construction and c. 22 operational jobs.
12.2	PPS 4: Planning and Economic Development sets out planning policies for economic development uses, recognising the key role the planning system has in achieving a vibrant economy. It is considered that the proposal is consistent and complies with the overall aspiration of the mixed use zoning in draft BMAP 2015, approved masterplan and Policy PED 7 Retention of zoned land and economic development uses in that it is considered to be an exceptional sui generis use.
12.3	The proposal is in accordance with the area plan zoning and meets the KSRs set out for the zoning as previously set out. It is also considered that given the expansive nature and size of zoning BHA05, there is sufficient industrial land for redevelopment of other economic land uses. It is therefore considered that the proposal is acceptable having regard to PPS4 and Policy PED7.
13.0	<u>Design and layout</u>
13.1	The proposed development will comprise the following: 6no. digester tanks; 2no. buffer tanks; 1no. storage tank; Pump rooms associated with bunded tank farm; Biogas

	holder; Biogas conditioning system; Temperature control system; Waste Water Treatment Plant (WWTP); Motor Circuit Control Room building; Hot/Cold Water Recovery System; Feedstock reception and digestate treatment building; Product Storage Building; Odour control system; Emergency biogas flare; Back up boiler; Administration/office building; Car parking; 3no. weighbridges; Fire water tank and pump house; Pipelines to existing CHP engines; Switchgear container; NIE kiosk; Waste Exhaust Heat Boiler; Security fencing; Landscaping / earth bunding; and 3no. Accesses to existing Giant's Park service road infrastructure.
13.2	The scale and massing of the buildings proposed are primarily influenced by the function of the use. The main processing building with an area of 5,740m ² is the largest building on the site by floor space. This building has a maximum height of 14m. Tanks on the site measure up to a maximum 21m in height. The tallest component of the site is the odour control stack measuring 33m in height. The neighbouring film studio measures approximately 24m in height which highlights the local character of the area. The materials used on the proposal range from wall and roof cladding on the main building to light grey/blue metal cladding tanks and plant. These materials fit the industrial nature of the proposal and are supported by the Council's Landscape team.
13.3	Given the overall size of the site within North Foreshore and the industrial / commercial nature of the immediate surrounding context, the design and layout of the proposed scheme is considered to be acceptable.
14.0	<u>Landscape and Visual Impact</u>
14.1	A Landscape and Visual Assessment (LVIA) was submitted in support of the application. The Council's Landscape Planning and Development Team reviewed the LVIA as well as associated planting and landscaping proposals. They are content with the methodology and assessment and note that the proposal can be effectively absorbed into the existing setting without causing any adverse or unacceptable effects.
14.2	The proposed development will constitute a significant alteration to the application site setting and will be a notable addition to the North Foreshore / Giant's Park. The taller parts of the AD Plant will be visible in glimpse views from incidental locations on Dargan Road and Edgewater Road but, in general the effects will be of a slight and non-significant nature given the site context.
14.3	Beyond the application site area, the effects on landscape character and visual amenity very quickly dissipate in magnitude of effect and significance on account of the nature of the baseline character and limited visual envelope.
14.4	<i>Predicted Landscape Character and Visual Impacts (Construction and Operation)</i> BCC's Landscape Planning & Development Team agree that there will be substantial effects during the construction and operational periods and that there will be slight to negligible effect on this part of the city due to the existing industrial, commercial character. Viewed from the east (Viewpoint 2) and west (Viewpoints 3 & 4) of the supporting information it is considered that the proposed development would be identifiable in association with Belfast Harbour Film Studios and the recent infrastructure works. As such, it is not visually out of character within the wider landscape. The development will produce recognisable new elements in the landscape but not dominant components in the wider view, and does not constitute a considerable alteration of the landscape character. Given that the proposed development is located next to an existing large scale development (Belfast Harbour Studios) it is unlikely to result in a significant additional impact on landscape character or visual amenity. The scale is appropriate in the context of the receiving landscape and is compatible when considered with the existing adjacent development and the wider landscape character. BCC's Landscape Planning &

	<p>Development Team also agree with the assessment that there will be neutral effects from the four viewpoints identified in the LVIA report.</p>
14.5	<p><i>Description of Proposed Mitigation Measures</i></p> <p>BCC's Landscape Planning & Development Team supports the selection of the non-reflective cladding materials and grey colour choices for the buildings. They welcome the use of Adventura Grey RAL 7000 for the proposed chemical tanks to reduce the potential visual impact of the proposed development. They have commented that they are content that the Proposed Landscape Works submitted has sufficient detail on species, specification and densities and are supportive of the planting proposals as presented. The proposal is therefore considered appropriate in landscape and visual terms and can be effectively absorbed into the existing setting without causing any adverse or unacceptable effects.</p>
14.6	<p><i>Landscaping</i></p> <p>The existing trees on the site were only planted within the past few years and as such have not had time to establish. The retention of these trees will be conditioned as it will assist integration and add value to the amenity of the site / area. Proposed new planting includes a mixed species of hornbeam, willow and Scot's Pine, extra heavy standard at the time of planting. These species are deemed acceptable as they are the same species used in the wider area as part of planning approval ref. Z/2014/1279/F (Access road infrastructure). The proposed landscaping seeks to create mounding throughout the site which will help break up the landscaping and assist screening / integration. These mounds will vary in height from 1m to 2m from ground level. Groups of trees will be planted on top to create a woodland. The proposed access roads / hard surfaces into the site will have an impact on several existing trees, necessitating their removal. New hard surfaces to the north of the site will also impact existing gorse and shrub. It is considered that between the proposed landscaping and further conditioning that adequate landscaping will help to lessen the visual impact of the proposal.</p>
15.0	<p><u>Impact on Amenity and Environmental Health</u></p>
15.1	<p>Paragraphs 4.11 and 4.12 of the SPPS states there are a wide range of environmental and amenity considerations including noise and air quality, which should be taken into account by planning authorities when managing development. Assessments of wider human health effects on the nearby population during both the construction and operational phases of the development have been considered in the ES. The development has taken wider health considerations into account through the design process and the effects on wider human health are therefore anticipated to be negligible. The nearest residential properties are located >500 metres from the application site in the Fortwilliam area to the west. The adjacent film studio is approximately 150 metres from the closest building on the proposed site. Due to separation distances of at least 150m there is unlikely to be any issues with overshadowing with existing neighbouring uses including the adjacent Film studio. It was considered that there was no requirement for a shadow analysis or sunlight report. A Noise & Vibration report, an Air Quality Impact Assessment, an Odour Impact Assessment, and an Artificial Lighting Assessment have been submitted in support of the planning application.</p>
15.2	<p><i>Noise and Vibration</i></p> <p>The submitted noise report concluded that there are no likely significant noise impacts associated with the proposed development. Piling activities may be required in closer proximity to the Belfast Film Studio complex. EHO have offered conditions to mitigate against any adverse impact on the studio during the construction phase of the proposal. EHO have commented that they have no concern regarding construction and operational phase noise impacts of the proposed Anaerobic Digestion development. The impacts of the construction and operation phases are therefore concluded to be negative.</p>

15.3	<p><i>Air Quality and Odour</i></p> <p>Air quality impact has been assessed on the basis of construction and operational impacts. In terms of construction dust impacts EHO have recommended a condition requiring a dust management plan to be submitted.</p>
15.4	<p>With regard to odour impact, the applicants have advised that the purpose of the Anaerobic Digestion plant is to produce biogas to be combusted in adjacent generators in order to generate commercial electricity for the grid and for onsite use. They have consequently advised that the biogas will be stored in a closed loop system and that the reception area of the plant will be maintained under a negative pressure, with all air extracted through a three stage odour control system, discharging at a height of 30m to atmosphere. Ammonia is to be emitted via this stack at a maximum concentration of 10mg m⁻³ and odour at a maximum concentration of 1,000 ou_e m⁻³. EHO have expressed no concerns regarding odour impact from operation of the proposed Anaerobic Digestion plant at relevant human health receptor locations. In addition, it is understood that the proposed Anaerobic Digestion plant will be subject to permitting by the Northern Ireland Environment Agency under the Pollution Prevention and Control (Industrial Emissions) NI 2013 Regulations. In addition to this EHO have no concerns regarding air quality impact</p>
15.5	<p><i>Artificial Lighting</i></p> <p>An Artificial Lighting Assessment was submitted, principally to demonstrate that the proposed development has been considered to minimise vertical light leakage, and thereby avoiding glare to aircraft operating from George Best Belfast City Airport. The Assessment has however, also considered the impacts of artificial lighting on adjacent sensitive receptors during construction and operational phases of the proposed development. The Artificial Lighting Report concluded that the lighting for the proposed development can be accommodated without detriment and will not result in a significant adverse impact, rather providing modern controlled lighting technologies that will contain and control light spill and will be negligible (long term) to the surrounding environment. EHO offers no objections to the proposed artificial lighting associated with the proposal.</p>
15.6	<p><i>Contaminated Land and Ground Conditions</i></p> <p>The nature of the site as a landfill location naturally gives rise to concerns regarding contamination and human health. The Council's Environmental Health Department (BCC: EH) as well as NIEA: Land and Groundwater Regulation Unit (NIEA: LRU) were consulted.</p>
15.7	<p>A Preliminary Risk Assessment (PRA), Generic Quantitative Risk Assessment (GQRA) and Remediation Strategy reports were submitted in support of the application. Following review of these documents, both consultees were content to recommend conditions.</p>
15.8	<p>The conditions will require a detailed remediation strategy which must demonstrate how the identified pollutant linkages on the site are to be demonstrably broken so that they no longer pose a potential risk to human health. The details will include the capping systems to be installed, gas protection measures to be installed in all buildings requiring gas protection, hydrocarbon vapour protection membrane to be installed in all buildings requiring protection, the gas abstraction system to be installed on the development site and how the proposed remedial works are to be verified. A verification report will also be required.</p>
15.9	<p><i>Outline Construction Environmental Management Plan</i></p> <p>An OCEMP was submitted as part of the Environmental Statement. This contains details of the environmental monitoring and mitigating measures to be implemented during construction works to minimise the effects of the site operations on relevant receptors. The OCEMP will address other general environmental management issues at the proposed development site and at the council's North Foreshore, Giants Park. Some of these issues may be of relevance to the council's Waste Management Licence for the former Dargan</p>

	<p>Road Landfill site that has been conferred under the Waste Management Licensing Regulations (Northern Ireland) 2003. The 'final' CEMP should therefore also have regard to environmental management recommendations detailed within the council's North Foreshore Developer's Guidance Note and supporting documents. EHO have requested conditions to this effect.</p>
16.0	<p><u>Access, parking and transport</u></p>
16.1	<p>The proposal has been assessed against PPS 3 and PPS13. In assessing the proposal DFI Roads considered the following documents: a Transport Assessment Form, Transport section within the environmental statement, a Travel Plan and a Service Management Plan. They offer no objection to the proposal.</p>
16.2	<p>Transport impacts of the proposed development therefore relate primarily to the delivery of waste feedstock (up to 99,999 tonnes per annum) and transportation of digestate (up to 16,000 tonnes per annum). Ancillary traffic movements will also include chemical delivery, the removal of screened material and daily staff movements. In the vicinity of the site access Dargan Road is a dual carriageway is approximately 30.2m wide (in total) with two through lanes in each direction, right turn lanes, central reservation and footways. The access to the public road currently serves a film studio complex and a waste transfer station. The traffic generation from these uses has been identified and is already on the local road network. The access forms a priority junction with Dargan Road. The access is 7.3m in width to facilitate the regular arrival and departure of HGVs. The access is gated, and whilst usually open the gates are placed 22m from the edge of the running carriageway, so that a waiting vehicle does not obstruct through traffic. The existing site access is designed to safely accommodate the large vehicles associated with the current and proposed vehicles on the site. Verges/footways facilitate visibility splays in excess of 4.5 x 90m in both directions.</p>
16.3	<p>The plant will consume 99,999t of organic feedstock annually. Waste will be sourced from the wider Belfast area. The worst case scenario is that all vehicles carrying feedstock will arrive full and leave the site empty, therefore there will be 32 HGV arrivals and 32 HGV departures per day associated with the delivery of feedstock. The approach routes for these vehicles will be along Dargan Road, to or from the Fortwilliam junction of the M2. The output is digestate pellets or material to otherwise be disposed of at landfill or recycled. Assuming the maximum 16,000t output equates to 5 loads per day. Again a conservative average load of 10t is assumed. The worst case scenario is that all vehicles arriving to the site to remove digestate pellets or material to landfill arrive empty and leave the site full, therefore there will be 5 HGV arrivals and 5 HGV departures per day. This equates to a total of approximately 74 HGV journeys per day.</p>
16.4	<p>DFI Roads finds the information submitted in support of the application to be acceptable subject to conditions. Having regard to the above and technical response from DFI Roads, it is considered that subject to conditions which are set out below the scheme is acceptable and in accordance with the relevant sections of PPS 3.</p>
17.0	<p><u>Flood Risk, Drainage & Infrastructure capacity</u></p>
17.1	<p>PPS15: Planning and Flood Risk seeks to minimise and manage flood risk to people, property and the environment. The site is located outside the 1 in 100 year river flood plain and 1 in 200 year coastal flood plain. The proposal has been considered against Policy FLD 1 of the Revised PPS15 – 'Development in Fluvial (River) and Coastal Flood Plains'. The Flood Hazard Map (NI) indicates that the development is not within any river or coastal flood plains. Given that the site area exceeds 1 hectare Policy FLD 3: Development and Surface Water Flood Risk Outside Flood Plains of PPS 15 is relevant. A Drainage Assessment has been submitted in support of the application</p>

17.2	The proposed development is not considered to be at risk of fluvial flooding during a 1 in 100 year fluvial flood event. The proposed development will increase the rate and volume of surface water runoff from the applicant site. A storm drainage system will discharge this increased rate and volume of surface water runoff directly into the sea. Discharging directly into the sea has no adverse flooding issues because additional flow will not cause sea levels to increase. The impacts of the construction and operation phases are therefore concluded to be negative (slight). There will be no impact upon or from the proposed development in the context of pluvial flooding. There will be no contamination from sediment loading or chemical spills due to engineered solutions.
17.3	Rivers Agency raised no objection to the proposal subject to informatives. Northern Ireland Water Ltd has been consulted on the proposal and confirmed that the waste water treatment works (WWTW) has available capacity to accept the additional load. NIEA: Water Management Unit also has no objection to the proposal. Having had regard to the above it is considered that the proposal would not have a significant impact on flood risk, drainage and the sewerage system. The proposed scheme is therefore considered acceptable in accordance with Policy FLD 3 of PPS 15 and the SPPS with respect to flood risk, drainage, sewerage and climate change.
18.0	<u>Natural Heritage and Conservation – Impact on ecology</u>
18.1	As set out above the application site is within 7.5 km of Inner Belfast Lough ASSI, Outer Belfast Lough ASSI, Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA, Maidens SAC, Bellevue ASSI & Craigantlet Woods ASSI (hereafter referred to as designated sites) which are of international and national importance and are protected by Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) and The Environment (Northern Ireland) Order 2002.
18.2	PPS2 sets out planning policies for the conservation, protection and enhancement of our natural heritage. Development proposals are restricted where they are likely to impact upon the integrity of European or Ramsar sites as these are afforded the highest protection.
18.3	The ES provides an assessment of the likely significant ecological impacts associated with the proposal during the construction and operational phases. Detailed surveys were undertaken at the application site in relation to protected habitats, badger, otter, lizard, avifauna and marine mammals. No evidence of badger, otter, lizard or marine mammals was observed. Bird activity on the site was extremely low and as such no significant direct impacts upon local avifauna are predicted. Indirect impacts on avifauna include potential disturbance during construction of the proposed development by way of noise (piling activity) and artificial lighting. The bird surveys carried out in respect of this proposal have indicated that the application site is not utilised by foraging and/or roosting shorebirds.
18.4	Natural Environment Division (NIEA: NED), Marine and Fisheries Division (NIEA: MFD, Water Management Unit (NIEA:WMU), Land, Soil and Air Pollution Prevention and Control team NIEA and Shared Environmental Services (SES) have considered the impacts of the proposal on designated sites.
18.5	Natural Environment Division has considered the impacts of the proposal, as per the application, on the designated sites and, on the basis of the information provided to date can confirm that the proposal, is in line with DAERA's operational protocol on nitrogen emissions. NIEA NED is content that the proposed development is unlikely to significantly impact bats, otters, badgers or smooth newts and is content that the site does not support priority habitat. Given the response from NIEA NED and SES it is considered that the proposal therefore complies with the relevant policy requirements of PPS 2.

18.6	NIEA: Marine and Fisheries Division have provided informatives regarding marine life and protections.
18.7	NIEA: WMU have highlighted that they have no objection to the proposal because NIW have indicated that the WWTW in the area is able to accept the additional load, with no adverse effect on the operation of the WWTW or its ability to comply with its consent to discharge.
18.8	NIEA: Land, Soil and Air Pollution Prevention and control team have requested a planning condition to state that no digestate from the facility is to be land spread. However, this would be outside the control of the planning permission and a matter for the relevant licensing authority.
18.9	SES have no objections to the proposal.
18.10	Having regard to PPS 2, it is considered that the proposal meets the requirements of the relevant policies as outlined above.
18.11	<p><i>Habitats Regulation Assessment (HRA)</i></p> <p>This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations. Shared Environmental Service concluded that having considered the nature, scale, timing, duration and location of the project it is concluded that, provided mitigation is conditioned, the proposal will not have an adverse effect on site integrity of any European site.</p>
18.12	NIEA Marine and Fisheries Division has considered the impacts of the proposal and on the basis of the information provided is content with the proposal. They have commented that provided appropriate air, land and water pollution prevention measures are implemented during construction and operation, the proposal is unlikely to have a significant impact on marine protected areas.
19.0	<u>Impact on material assets</u>
19.1	The ES examines the potential impacts on utility infrastructure (electricity, gas and water) and airport safeguarding including lighting impact as a result of the proposed development. During the construction phase, the ES confirms that the services installed to-date at Giant's Park are designed to accommodate development of the wider site and therefore no mitigation is required in relation to electricity import, sewer connection or water supply. In relation to airport safeguarding, the applicant will undergo an approval process with BCA in advance of any crane operation on site. As such, the residual impact of the proposed development during the construction phase is considered to be neutral. During the operational phase, the proposed development will be self-sufficient in relation to electricity consumption. Similarly, water consumption will also be minimal give the proposed rainwater harvesting arrangements. The proposed drainage system to be installed will ensure water quality prior to discharge to the existing storm sewer which is confirmed to have sufficient capacity. The proposal will also connect to the existing foul sewer located on-site. Airport safeguarding has been considered in relation to bird attractants, use of lighting, reflective surfaces and obstacle lighting and mitigation by way of design of the proposed facility will ensure the proposed development will not impact on the operations of BCA. Belfast City Airport and NI Water offered no objections to the proposal.

20.0	<u>Assessment against PPS 18 Renewable Energy Planning Policy</u>
20.1	<p>Planning Policy Statement 18 is also a material consideration. Policy RE1 seeks to ensure that the proposed development will not result in an unacceptable adverse impact on:</p> <ul style="list-style-type: none"> a. public safety, human health, or residential amenity; b. visual amenity and landscape character; c. biodiversity, nature conservation or built heritage interests; d. local natural resources, such as air quality or water quality; and e. public access to the countryside.
20.2	<p>In terms of criterion (a) the site is located within a former landfill site, centrally located to potential feedstock sources and key transport corridors. The site is located in the existing industrial context of Belfast Harbour with a waste transfer station located to the south east of the site. The management of the proposed CAD facility will require 22 full-time job positions. The risk of associated with such a proposal has also been considered in terms of the required plant. An emergency fire water tank, fire pump house and temperature control system is proposed. Given the limited number of staff and the imposition of mitigating measures it is considered that the proposal complies insofar as public safety is concerned. In terms of noise, the industrial nature of the wider area lends itself to having high background noise levels.</p>
20.3	<p>The distance from sensitive receptors ensures that 'public safety, human health, or residential amenity' will not be prejudiced. The nearest residential receptor is located > 500 metres from the application site in the Fortwilliam area to the west with the NI railway line and M2 motorway located in the intervening landscape. A Noise Impact Assessment (NIA) indicates that there will be no unacceptable impact to these residential properties given the separation distance, a view shared by Belfast City Council's Environmental Health unit.</p>
20.4	<p>In terms criteria (b) and (c) the site has not been designated as having any landscape value by the Area Plan. It is not within an Area of Outstanding Natural Beauty (AONB), Area of Outstanding High Scenic Value (AOHSV) or a Local Landscape Policy Area (LLPA). The site is not located within but is adjacent to a number of ecological designations which were considered in the Environment Statement and have been adequately assessed. There are no known built heritage interests located within the site or within 500m due to it being a former landfill. There are no objections from NIEA or SES.</p>
20.5	<p>In terms of criteria (d) the proposed abatement systems and design of the CAD facility will ensure that there will be no impact on 'local natural resources, such as air quality or water quality' and in terms of criteria e public access to the countryside will not be impacted given the site's location in an industrial area.</p>
20.6	<p>In terms of criteria (e) Public access to the countryside will not be impacted given the site's location in an industrial area.</p>
21.0	<u>Waste – Assessment against PPS 11 'Planning and Waste Management'</u>
21.1	<p>Planning Policy Statement 11: Planning and Waste Management is a material consideration. This policy document sets out the Department's planning policies for the development of Waste Management Facilities. It seeks to ensure the highest standards so that waste can be dealt with in a way, which minimises impacts on the environment. The particular policy relevant to a proposal of this nature is Policy WM2 'Waste Collection and Treatment Facilities'. Policy WM2 must be considered in light of Policy WM1 'Environmental Impact of a Waste Management Facility'. Policy WM1 states that proposals for the development of a waste management facility will be subject to a thorough examination of environmental effects and will only be permitted where it can be demonstrated that a number of criteria are met.</p>

21.2	<ul style="list-style-type: none"> • The proposal will not cause demonstrable harm to human health or result in an unacceptable adverse impact on the environment; as per the above consideration of PPS 18 Policy RE1, detailed assessments have been undertaken as part of the Environmental Statement to demonstrate that the proposal will not result in demonstrable harm to human health or the environment. Following consultation, NIEA and Environmental Health offer no objection regarding the impact of the proposal on human health or the environment. • The proposal is designed to be compatible with the character of the surrounding area and adjacent land uses; as required by Policy WM2 of PPS 11, the site complies with a number of the locational criteria as it is located within an existing industrial area adjacent to compatible uses. There would be no harm to the wider landscape. • The visual impact of the waste management facility, including the final landform of landfilling or land raising operations, is acceptable in the landscape and the development will not have an unacceptable visual impact on any area designated for its landscape quality; as per the above consideration, the proposal will not give rise to unacceptable visual impact. • the access to the site and the nature and frequency of associated traffic movements will not prejudice the safety and convenience of road users or constitute a nuisance to neighbouring residents by virtue of noise, dirt and dust; the public road network can satisfactorily accommodate, or can be upgraded to accommodate, the traffic generated; adequate arrangements shall be provided within the site for the parking, servicing and circulation of vehicles; wherever practicable the use of alternative transport modes, in particular, rail and water, has been considered; The proposed access to the site and the nature/frequency of associated traffic movements will not prejudice the safety and convenience of road users nor constitute a nuisance. Adequate arrangements are proposed for parking, servicing and circulation of vehicles. A comprehensive travel plan was submitted with the proposal. The proposal is located within an established industrial area, the location benefits from existing public transport services and proximity to the national cycling network. • The development will not have an unacceptable adverse impact on nature conservation or archaeological/built heritage interests; as per the above consideration of PPS 18 Policy RE 1, there are no known built heritage interests or archaeological constraints located within the site or within 500m due to it being a former landfill. <p>The types of waste to be deposited or treated and the proposed method of disposal or treatment will not pose a serious environmental risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures; the processes are such that there will be no environmental risk. All waste feedstock will be handled internally within the main processing building and any process effluent will be contained and treated within the proposed WWTP. NIEA will be responsible for regulating the site and the licensing process will require the application to demonstrate that any associated environmental impacts will be acceptable. NIEA are content with the detail of the proposal.</p> <ul style="list-style-type: none"> • It is therefore concluded that the proposal will not pose serious environmental risk to air, water or soil resources that cannot be controlled by mitigating measures. • The proposed site is not at risk from flooding and the proposal will not cause or exacerbate flooding elsewhere; the site is not located within the floodplain and the proposed development will not cause or exacerbate flooding elsewhere. Rivers Agency offered no objections to the proposal. • the proposal avoids (as far as is practicable) the permanent loss of the best and most versatile agricultural land; the proposal will not result in the loss of versatile agricultural land as it is located on a former landfill site
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	<ul style="list-style-type: none"> In the case of landfilling the proposal includes suitable, detailed and practical restoration and aftercare proposals for the site. No landfilling is proposed.
21.3	The proposal therefore satisfies the criteria of Policy WM1.
21.4	<p><i>Policy WM2 – Waste Collection and Treatment Facilities</i></p> <p>Policy WM 2 states that proposals for the development of a waste collection or treatment facility will be permitted where certain criteria are met. Within the context of Policy WM2 this proposal is assessed as follows:</p> <p>Criteria A: there is a need for the facility as established through the WMS and the relevant WMP. The proposal is consistent with the wider aims of waste management policy (established through the WMS and WMP) insofar as AD moves waste up from the hierarchy from disposal to recycling and recovery, diverting organic waste from landfill.</p> <p>Criteria B: the proposed facility is the Best Practicable Environmental Option (BPEO). BPEO is no longer a material planning consideration as per the then DoE ministerial statement in October 2013. This followed the publication of the revised Waste Management Strategy ‘Delivering Resource Efficiency’.</p> <p>Criteria C: the proposed facility should comply with a locational criteria. This proposal meets this as it is located within an industrial/port area which has a character appropriate to the development and it brings previously contaminated land back into productive use.</p> <p>Criteria D: Requires that the proposal’s location relates closely to and benefits from easy access to key transport corridors, that the processing of waste is within a purposed built building which can handle the waste appropriately and the facility will not result in an unacceptable adverse environmental impact. The proposal fulfils all of the above as previously highlighted. Accordingly, the proposal meets the criteria of Policy WM2.</p>
21.5	<p>Supplementary guidance document titled ‘Anaerobic Digesters’</p> <p>The Supplementary Planning Guidance (SPG) document titled Anaerobic Digesters provides additional advice and guidance specific to Anaerobic Digestion (AD) to complement the background information already set out in the Best Practice Guidance to PPS 18. The information set out in this SPG should be read in conjunction with both PPS18 and its associated Best Practice Guidance. It has been drawn up taking account of similar material available for other parts of the UK and the Republic of Ireland. This guidance document sets out the key planning issues, some of which are more relevant given its location with the development limits. Whilst only in draft with a clear caveat that state ‘When published in final form, this SPG will be a material consideration in the determination of planning applications for AD development’, it still offers assistance and guidance on the key issues to be considered. Care has been taken to ensure that the proposed EWC codes, layout of the site, processes and associated digestate will not prejudice or adversely impact either human health or the natural environment.</p>
22.0	<u>Conclusion</u>
22.1	<p>Impacts of acknowledged importance such as sustainability, visual and landscape impact, amenity, drainage and flood risk, contamination, nature conservation and impact on the road network are all considered acceptable subject to appropriate conditions detailed below. It is also considered that the proposal would result in wider environmental and economic benefits and job creation opportunities and that these factors lend weight in favour of the proposal. The proposal is considered acceptable having regard to the Development Plan, draft BMAP 2015 and other relevant material considerations.</p>

23.0	<p>Summary of Recommendation:</p> <p>It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.</p>
24.0	<p>Recommended Conditions (provisional)</p> <p>1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2: Prior to commencement of development, the applicant shall submit to and have approved in writing by the Planning Authority, a Detailed Remediation Strategy. This Remediation Strategy must be based on the capping, landfill gas extraction infrastructure and building protection measures proposals contained within the RPS Group Plc reports entitled 'Remedial Strategy Report, Dargan Road Biogas Ltd, Bioenergy (AD) Plant, Giant's Park, Belfast' (dated December 2019 and referenced IBR1061 version 5) and 'Dargan Road Biogas Ltd, Gas Extraction System, Bioenergy Anaerobic Digestion (AD) Plant' (dated December 2019 and referenced IBR1061 version 8) and the letter from RPS dated 24th February 2020 and referenced 'IBR1061, Dargan Road Biogas Limited, Centralised Anaerobic Digestion (CAD) Plant - Planning Application Ref: LA04/2019/1540/F'. The Detailed Remediation Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and that they no longer pose a potential risk to human health. In particular, this Detailed Remediation Strategy must provide final detail on:</p> <ul style="list-style-type: none"> - The capping systems to be installed. - The gas protection measures to be installed in all buildings requiring gas protection, which must be compliant with BS 8485:2015+A1:2019 and Belfast City Council's North Foreshore Developer's Guidance Note. - The hydrocarbon vapour protection membrane to be installed in all buildings requiring protection. - The gas abstraction system to be installed on the development site. - How the proposed remedial works are to be verified. <p>All construction thereafter must be in accordance with the approved Remediation Strategy.</p> <p>The development shall not be carried out unless in accordance with the approved Remediation Strategy.</p> <p>Reason: Protection of human health.</p> <p>3: In order to demonstrate that the required remedial measures have been incorporated within the proposal, prior to operation of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. 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.</p> <p>4: If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be</p>

	<p>notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed by the Planning Authority in writing, prior to the development being operated. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health.</p> <p>5: No site preparation or construction works shall commence on site unless a Dust Management Plan has been submitted to and approved in writing by the Planning Authority. This Plan must outline the methods to be employed to minimise any dust impacts associated with site preparation and construction works, demonstrating the use of 'best practicable means'. The plan must have due regard to the IAQM Guidance on the Assessment of dust from demolition and construction 2014. All site preparation and construction works thereafter must be carried out in accordance with the approved Dust Management Plan.</p> <p>Reason: Protection of human health and amenity of nearby premises.</p> <p>6: No site preparation or construction works shall commence on site unless a Construction Noise and Vibration Management Plan has been submitted to and approved in writing by the Planning Authority. This Plan must outline the methods to be employed to minimise any noise and vibration impacts associated with site preparation and construction works, demonstrating the use of 'best practicable means'. The plan must have regard to BS 5228:2009+A1:2014 Parts 1 and 2 Code of practice for Noise and vibration on construction and open sites, and demonstrate that site preparatory and constructions works will achieve the BS5228 'ABC method' Category A noise threshold value for daytime and Saturdays at relevant sensitive receptors. All site preparation and construction works thereafter must be carried out in accordance with the approved Noise and Vibration Management Plan.</p> <p>Reason: Protection of human health and amenity of nearby premises.</p> <p>7: Notwithstanding the submitted details, no site preparation or construction works shall commence on site unless a final Construction Environmental Management Plan and site drainage plan has been submitted to and approved in writing by the Planning Authority. This Plan must outline the methods to be employed to minimise any environmental impacts during site preparation and construction works, demonstrating the use of 'best practicable means'. All site preparation and construction works thereafter must be carried out in accordance with the approved Construction Environmental Management Plan.</p> <p>Reason: Protection of human health and the environment and amenity of nearby premises and to ensure that the appointed contractor is cognisant of all mitigation and avoidance measures required to protect all watercourses and the marine environment ensuring that there is no adverse effect on site integrity of Belfast Lough Open Water SPA, Belfast Lough SPA/Ramsar site and East Coast (Northern Ireland) Marine Proposed SPA.</p> <p>8: The development hereby approved not be permitted to accept waste from EWC code 02 01 06.</p> <p>Reason: To ensure that there is no adverse effect on site integrity of any European designated site.</p>
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	<p>9: No development should take place on-site until the method of sewage disposal has been submitted to and approved in writing by the Council.</p> <p>Reason: To ensure a practical solution to sewage disposal is possible at this site.</p> <p>10: No development shall commence on site until details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Planning Authority. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>11: The development hereby permitted shall not become operational until the vehicular accesses have been constructed in accordance with the approved Drawing No. 03A 'Proposed Site Layout Plan' bearing the Belfast City Council Planning Office date stamp 20 December 2019. The access shall be constructed and marked to the satisfaction of DfI Roads.</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>12: The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 03A 'Proposed Site Layout Plan' bearing the Belfast City Council Planning Office date stamp 20 December 2019 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 and manoeuvring within the site.</p> <p>13: A minimum of 8 No. secure cycle parking spaces shall be provided and permanently retained within the development for use by staff and visitors to the development.</p> <p>Reason: to encourage the use of alternative modes of transport for development users.</p> <p>14: The development hereby permitted shall operate in accordance with the Travel Plan contained within Appendix 4.1 of the Environmental Statement Addendum published by the Belfast City Council Planning Office on 15 January 2020. The Travel Plan will be provided to the Site Operator as a separate, stand-alone, document. The Site Operator will provide their employees with access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p> <p>15: The development hereby permitted shall operate in accordance with the Service Management Plan contained within Appendix 4.2 of the Environmental Statement Addendum published by the Belfast City Council Planning Office on 15 January 2020. The Service Management Plan will be provided to the Site Operator as a separate, stand-alone, document.</p>
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	<p>Reason: In the interests of road safety and traffic progression.</p> <p>16: The development hereby permitted shall be constructed in accordance with paragraph 6.7 of the Drainage Assessment dated June 2019.</p> <p>Reason: To enable DfI Rivers to review the applicants proposed surface water infrastructure at the detailed design stage of this planning application.</p> <p>17: Prior to the commencement of any works hereby approved, an Arboricultural Impact Assessment (in accordance with BS: 5837:2012) shall be submitted and agreed in writing by the Council. This will identify, evaluate and mitigate where appropriate the extent of direct and indirect impacts on existing trees that may arise as a result of any site layout proposal. The development shall incorporate any recommendations made therein.</p> <p>Reason: To ensure minimal impact from the development on existing trees to be retained.</p> <p>18: All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or proposed 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 Planning Authority.</p> <p>Reason: In the interests of visual amenity.</p> <p>19: No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place or any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Council. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 2010. Recommendations for Tree Work.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p> <p>20. If any retained tree is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified by the Council.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p> <p>21. Prior to any work commencing, protective barriers (fencing) and ground protection shall be erected / installed as specified in British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations' (section 6.2) on all trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. 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 to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.</p>
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	<p>22: All soft landscaping works shall be carried out in accordance with the details on stamped approved drawing no 17A, bearing the Council's date stamp 20th December 2019. The works shall be carried out prior to the occupation of the development hereby approved or before the end of the first planting season after occupation, whatever is sooner, and shall be permanently retained thereafter. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a similar species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>23: The development hereby permitted shall be constructed and finished in accordance with the approved details including the annotated finished colours for buildings and tanks.</p> <p>Reason: In the interests of visual amenity.</p>
25.0	<p>Representations from Elected Representatives (if relevant) N/A</p>
26.0	<p>Referral to DfI (if relevant) N/A</p>

ANNEX	
Date Valid	26th June 2019
Date First Advertised	2nd August 2019
Date Last Advertised	26th June 2020
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 1 Gullivers Road,Belfast,Antrim,BT3 9JU The Owner/Occupier, 11 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 13 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 13 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 15 Dargan Road,Belfast,Antrim, The Owner/Occupier, 15 Dargan Road,Belfast,Antrim,BT3 9LS The Owner/Occupier, 3 Dargan Road,Belfast,Antrim,BT3 9JZ The Owner/Occupier, 42-44 ,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, 5 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 7 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 9 Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, 9 Gullivers Drive,Belfast,Antrim,BT3 9HW The Owner/Occupier, Dargan Road,Belfast,Antrim, Forsyth House, Cormac Square,Belfast,BT2 8LA The Owner/Occupier, Unit 1,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, Unit 2 ,Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, Unit 2 ,Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, Unit 2,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, Unit 3 ,Dargan Road,Belfast,Antrim,BT3 9LZ The Owner/Occupier, Unit 3,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW The Owner/Occupier, Unit 4,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW	

The Owner/Occupier, Unit 5,38-40 M2 Trade Centre,Duncrue Crescent,Belfast,Antrim,BT3 9BW	
Date of Last Neighbour Notification	3-3-20
Date of EIA Determination	
ES Requested	Yes
Appendix A Planning History Ref ID: LA04/2018/2166/DETEI Proposal: Proposed centralised anaerobic digestion (CAD) plant to power existing combined and heat power (CHP) engines and to utilise existing service road infrastructure. Address: Lands at, Giants Park, Dargan Road, North Foreshore, Belfast. Decision: Decision Date:	
Ref ID: LA04/2017/1337/DC Proposal: Discharge of condition 23 planning application LA04/2015/1605/F Address: Land approximately 300m north of Dargan Road (North of Belfast City Council waste Management Facility) adjacent to Belfast Lough Belfast (within wider Belfast City Council lands known as North Foreshore/Giants park with access from Dargan R Decision: AL Decision Date:	
Ref ID: LA04/2017/1300/DC Proposal: Film studios complex comprising production, studio and workshop buildings, associated service yards, car parking, access to service roads under construction (Z/2014/1279/F), landscaping and ancillary works including 3No. stand-alone transformer compounds, security hut and proposed headwall (amended description) Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park with access from Dargan Decision: AL Decision Date:	
Ref ID: LA04/2019/0409/DETEI Proposal: EIA scoping report Address: Giants Park, Former Dargan Road Landfill Site, Belfast. Decision: NRES Decision Date:	
Ref ID: LA04/2019/1612/PAN	

Proposal: Construction of film studios complex including ancillary offices, workshops, ancillary car parking, servicing & access from existing internal access road, landscaping and associated site works.

Address: Lands immediately north & south of existing film studios, north of Dargan Road, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's Park).,

Decision: PANACC

Decision Date:

Ref ID: LA04/2019/1700/PAD

Proposal: Construction of film studios complex including ancillary offices, workshops, ancillary car parking, servicing and access from existing internal access road, landscaping and associated works.

Address: Lands immediately north and south of existing film studios, north of Dargan Road, Belfast, (within wider Belfast City Council lands known as North Foreshore/Giants Park).,

Decision:

Decision Date:

Ref ID: LA04/2019/0433/DETEI

Proposal: Proposed centralised anaerobic digestion (CAD) plant to power existing combined and heat power (CHP) engines and to utilise existing service road infrastructure.

Address: Lands at Giant's Park, Dargan Road, North Foreshore, Belfast,

Decision: RES

Decision Date:

Ref ID: LA04/2019/1540/F

Proposal: Centralised Anaerobic Digestion (CAD) plant to include a bunded tank farm, (6no. digester tanks, 2no. buffer tanks. 1no. storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3no. Weighbridges, fire water tank and pump house, pipelines to existing combined heat and power (CHP) plant engines, switchgear, earth bunding, 3no. Accesses to existing Giant's Park Service road infrastructure and ancillary plant/site works.

Address: Lands to the northwest of existing Belfast City Council Waste Transfer Station, (2a Dargan Road, Belfast, BT3 9JU).

Decision:

Decision Date:

Ref ID: LA04/2016/0694/DC

Proposal: Discharge of condition 19 LA04/2015/1605/F

Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility).

Decision: AL

Decision Date:

Ref ID: LA04/2016/0471/DC

Proposal: Discharge of condition - LA04/2015/1605/F

Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park with access from Dargan

Decision: AL

Decision Date:

Ref ID: LA04/2016/0844/DC

Proposal: Discharge of conditions 9,12 and 22 - LA04/2015/1605/F

Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough, Belfast,

Decision: AL

Decision Date:

Ref ID: LA04/2018/2564/DETEI

Proposal: EIA screening and scoping request for a proposed centralised Anaerobic Digestion (CAD) Plant to power existing combined and heat power (CHP) engines and to utilise existing service road infrastructure.

Address: Lands at Giants Park, Dargan Road, North Foreshore, Belfast.

Decision:

Decision Date:

Ref ID: Z/2007/0313/E

Proposal: World class public park and an eco-business park incorporating limited provision for commercial waste facilities

Address: North Foreshore, Belfast

Decision:

Decision Date:

Ref ID: Z/2000/0051/F

Proposal: Provision of essential interim capacity for disposal of controlled (including special) waste at the Dargan Road (North Foreshore) Landfill Site by revision and elevation of the surface profile to complete the planned final closure of the site.

Address: Belfast City Council Landfill Site, Dargan Road, Belfast.

Decision:

Decision Date: 14.05.2001

Ref ID: Z/2005/1473/F

Proposal: Application to vary condition 1 of Z/2000/0051/F (the permission hereby granted shall be for a limited period of 5 years only from the date of the permission) to provide a 1 year time extension to allow completion of the development to approved levels.

Address: Belfast City Council Landfill Site, Dargan Road, Belfast.

Decision:

Decision Date: 22.12.2005

Ref ID: Z/2014/1279/F

Proposal: Provision of new upgrade of existing roads infrastructure and associated site capping together with associated landscaping and site works

Address: Lands of the former Dargan Road land fill site, to the north of Dargan Road, Belfast,

Decision: PG

Decision Date: 24.04.2015

Ref ID: Z/2005/0714/E

Proposal: Construction of Waste Transfer Station

Address: Dargan Road, Belfast

Decision:

Decision Date: 10.10.2005

Ref ID: Z/2004/1294/F

Proposal: Application to infill land with excavation and demolition materials for land reclamation purposes

Address: Belfast City Council Land, North Foreshore, Dargan Road, Belfast.

Decision:

Decision Date: 08.02.2005

Ref ID: LA04/2015/1085/PAD

Proposal: Construction of film studios complex, associated yards, car parking & access. Film studios to comprise four separate buildings as follows;

Production (37,450 sq ft.)

Stage 01 & stage 02 (66,000 sq ft.)

Stage 03 (45,000 sq ft.)

Workshop 01, 02 & 03 (46,170 sq ft.)

Address: Land approximately 300m north of Dargan Road (north of Belfast City council waste Management Facility), adjacent to Belfast Lough, Belfast (Within wider Belfast City Council lands known as North Foreshore/Giants Park),

Decision:

Decision Date:

Ref ID: LA04/2015/0982/PAN

Proposal: Construction of film studios complex, associated yards, car parking & access. Film studios to comprise four separate buildings as follows;

Production (37,450 sq ft.)

Stage 01 & stage 02 (66,000 sq ft.)

Stage 03 (45,000 sq ft.)

Workshop 01, 02 & 03 (46,170 sq ft.)

Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility), adjacent to Belfast Lough, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park),

Decision: PANACC

Decision Date:

Ref ID: Z/2010/1178/F

Proposal: Provision of management system for landfill gas, comprising capping, and installation of gas abstraction wells and pipework. Surface-water drainage and foul sewerage. Provision of services.

Address: North Foreshore Site, Dargan Road, Belfast, BT3 9JU,

Decision: PG

Decision Date: 30.08.2013

Ref ID: Z/2006/1545/F

Proposal: Provision of management system for landfill gas, comprising capping, installation of gas abstraction wells and pipework (gas to be drawn off to be flared at a nearby existing facility), surface-water drainage, site access road and foul sewerage.

Address: Dargan Road Landfill Site, Dargan Road, Belfast.

Decision:

Decision Date: 30.08.2007

Ref ID: Z/1997/2340

Proposal: Provision of storage and processing area for the Composting of garden waste.

Address: DARGAN ROAD LANDFILL SITE, LAND NORTH EAST OF JUNCTION OF DARGAN ROAD AND DUNCRUE ROAD, BELFAST BT3

Decision:

Decision Date:

Ref ID: LA04/2015/1605/F

Proposal: Film studios complex comprising production, studio and workshop buildings, associated service yards, car parking, access to service roads under construction (Z/2014/1279/F), landscaping and ancillary works including 3No stand-alone transformer compounds, security hut and proposed headwall (amended description)

Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park, with access from Dargan

Decision: PG

Decision Date: 25.02.2016

Ref ID: Z/2008/0228/F

Proposal: Management System for landfill gas, comprising capping, installation of gas abstraction, wells and pipework (gas to be drawn off to be flared at a nearby existing facility), and site access. Landscaping.

Address: North Foreshore Site, Dargan Road, Belfast

Decision:

Decision Date: 26.03.2009

Ref ID: LA04/2015/0930/PAD

Proposal: Proposed installation of 2.5 megawatt (MW) photovoltaic (PV) Solar Park with associated infrastructure on lands located at Giants Park, North Foreshore, Belfast

Address: Lands at the former Dargan Road Landfill Site, to the north of Dargan Road, Belfast, BT3 9JU,

Decision:

Decision Date:

Ref ID: Z/1994/2135

Proposal: Erection of building to be used as waste management plant

Address: LANDFILL SITE, DARGAN ROAD OPPOSITE JUNCTION WITH DARGAN CRESCENT BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2014/0907/PREAPP

Proposal: BCC propose to develop the former Dargan Road landfill site into an environmental resource recovery park and public open space.

The proposals include for the development of an eco-business park, known as the North Foreshore development waste management facilities industrial warehousing, office space and R&D activities.

The public space Giants Park, will allow for public access to the remainder of the site for a range of recreational activities. With the view to realising these developments a planning application is to be submitted to facilitate the construction of the main access roads into the proposed site, the installation of services and the placing of hard-core fill over 19.95ha.

Address: Dargan Road Landfill, Dargan Road, Belfast,

Decision: EOLI

Decision Date:

Ref ID: LA04/2015/0739/F

Proposal: Application for removal of Condition No. 5 of Z/2014/1279/F relating to the signalised junction.

Address: Lands of the former Dargan Road land fill site to the north of Dargan Road, Belfast,

Decision: PG

Decision Date: 27.06.2016

Ref ID: LA04/2015/0940/DC

Proposal: Application for Discharge of Condition No.2 of Planning Approval Z/2014/1279/F relating to the Construction Environmental Management Plan.

Address: Lands of the former Dargan Road land fill site to the north of Dargan Road, Belfast,

Decision: AL

Decision Date:

Drawing Numbers and Title
Notification to Department (if relevant)
Date of Notification to Department: N/A Response of Department: N/A

Appendix B: Late Items Planning Committee August 2020

<p>7g LA04/2019/154 0/F</p> <p>Dargan Road</p>	<p>Additional conditions</p>	<p>Officers advise that additional conditions are considered necessary to control the amount and type of waste to be used on site and to ensure that waste is stored appropriately.</p> <p>This will ensure that the proposal is controlled and managed in an appropriate way and will protect the local environment and public health.</p>	<p>Members to note additional conditions:</p> <p>A: The feedstock hereby accepted at the facility shall be limited to MSW organic fines (EWC code 19 12 12 and the EWC (European Waste Catalogue) Codes as set out in the Environmental Statement, appendix 3.1 and no other feedstock. (Attached as information no 2 to this decision notice).</p> <p>Reason: In the interests of environmental protection and public health and to ensure that there is no adverse effect on site integrity of any European designated site.</p> <p>B: The Anaerobic Digester (AD) will accept a maximum of 99,999 tonnes per annum, in accordance with written records which will be made available to the Council on written request.</p> <p>Reason: In the interests of environmental protection and public health.</p> <p>C: There shall be no external storage of waste at any time.</p> <p>Reason: in the interests of environmental protection and in the interest of amenity.</p>
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Development Management Addendum Report

Summary	
Application ID: LA04/2019/1833/F	Date of Committee: Tuesday 16 th March 2021
Proposal: New dwelling to replace previous dwelling on site, with connection to all existing services to the site and use of existing vehicular access into the site.	Location: 11 Ashley Park Dunmurry Belfast BT17 9EH
Referral Route: Referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation. Cllr Walsh in respect of the planning history on the site.	
Recommendation:	Refusal
Applicant Name and Address: Ms Emma Regan 44 Redwood Grove Dunmurry Belfast	Agent Name and Address: Don Sonner 26a St Jeans Cottages Cookstown BT80 8DQ
<p><u>ADDENDUM REPORT</u></p> <p>This full application was previously listed for Planning Committee on 19th January 2021. The item was deferred for a second time on the basis that Members sought legal advice in relation to the planning position of the site in respect of its current status, regarding the demolition of the previous dwelling on site and whether that constitutes wilful abandonment, a nil use or neither.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report and first Addendum attached below.</p> <p>Subsequent to the publication of the case officer report for the March Planning Committee, there are a number of updates which Members of the Committee should be aware of and are set out below:</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • The agent submitted a statement on 4th February 2021 which contained background information and a history of the site subject to the planning application as well as supporting information as to the lawful use of the site. • Planning committee deferred the application for a legal opinion. In this respect officers have considered the facts of the case and relevant case law and set out their consideration below. • Legal services have been consulted and agree with the officer's opinion as set out. <p>The Council remain of the view that the demolition of the original dwelling has resulted in a nil use of the land, when considered in light of previous relevant case law. DCS No 400-002-136 considered the lawful use of a site following demolition. The inspector declined to confirm that the construction of three replacement dwellings in Leicestershire would be lawful following demolition of the original dwellings and that this created a nil use on the site. The case is clear that demolition results in nil use.</p> <p>The agent has provided a detailed history of the site through points 1 to 13 of the planning statement provided, it is confirmed the previous dwelling was demolished in 2013.</p>	

In point 14 the agent states the various lengths of time in which the site would be vacant depending upon when planning permission may have been granted. It also states that the established residential use for the previous 115 years has not been taken into account. It remains that no planning permission has been granted on the site for the replacement of the dwelling and the length of time the previous dwelling stood is not a relevant factor. Once the previous dwelling was demolished the site contains a nil use.

The agent makes reference to case law in points 15-17 of the planning statement. These cases relate to establishing whether an existing use has been abandoned in circumstances where the residential building was still on the land (in various states of dilapidation) or where the use of the land for certain commercial uses had discontinued for a number of years.

None of these cases addresses the lawful use of a residential site following the demolition of the dwelling. The case of *Iddenden And Others V. Secretary of State for the Environment and Another* [1972] 1 WLR 1433 does however deal with circumstances such as these, i.e., where there has been demolition of the residence, albeit it is in the context of enforcement. In that case the Court were of the view that the established use was lost once the demolition occurred.

Planning Service are unaware of any PAC decisions in respect of this issue and the applicant's agent has not provided any either. Officers are however aware that the above approach is supported by some English planning appeal decisions (for example, Appeal Ref: APP/F2415/X/13/2194150 - Former Station Cottages, Uppingham Road, East Norton, Leicestershire, LE7 9XL).

Officers remain of the view that the application site currently has a nil use and as such there is no lawful existing access to the site. Therefore the proposed access to Ashley Park is sub-standard and will prejudice road safety.

Recommendation

The recommendation for refusal remains given the considerations both above and in the report.

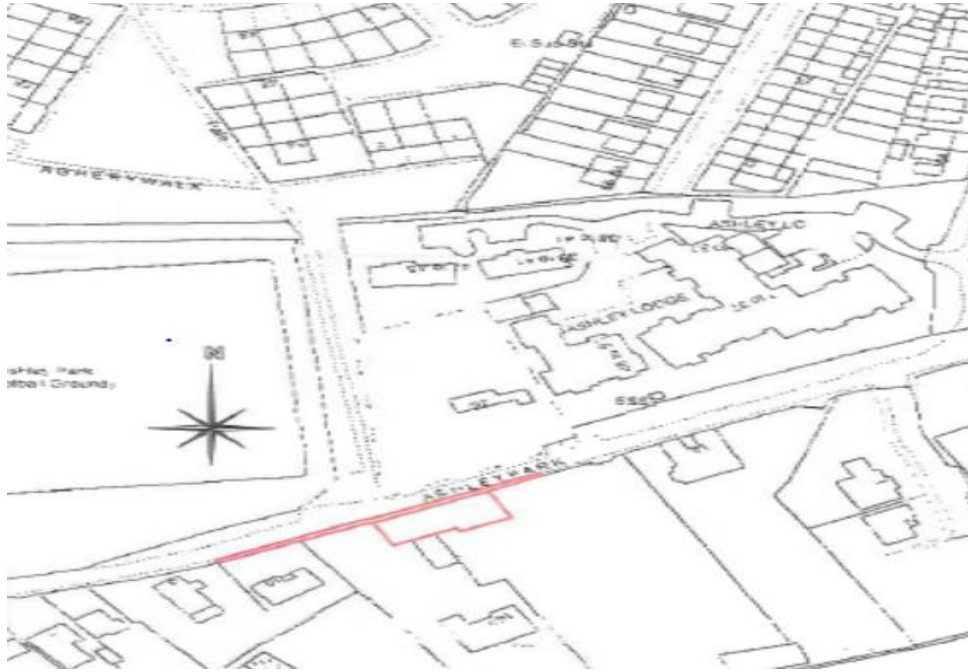
With delegated authority sought for the Director of Planning and Building Control to finalise the wording of refusal reasons subject to no new substantive planning issues being raised by third parties.

Summary	
Application ID: LA04/2019/1833/F	Date of Committee: Tuesday 15 th December 2020
Proposal: New dwelling to replace previous dwelling on site, with connection to all existing services to the site and use of existing vehicular access into the site.	Location: 11 Ashley Park Dunmurry Belfast BT17 9EH
Referral Route: Referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation. Cllr Walsh in respect of the planning history on the site.	
Recommendation: Refusal	
Applicant Name and Address: Ms Emma Regan 44 Redwood Grove Dunmurry Belfast	Agent Name and Address: Don Sonner 26a St Jeans Cottages Cookstown BT80 8DQ
<p>Executive Summary:</p> <p>The proposal is for a new dwelling to replace the previous dwelling on site, with connection to all existing services to the site and use of existing vehicular access into the site.</p> <p>The site is white land within BUAP and is in the Dunmurry draft Area of Townscape Character as designated within dBMAP.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of a dwelling in this location • Character/Layout/Design • Private amenity/landscaping • Access/Parking • Impact on neighbouring amenity • Impact on established residential area <p>The principle of a dwelling in this location is acceptable.</p> <p>The site is located in a rectangular plot measuring 0.025 ha in size. The dwelling is to be a two storey property finished in smooth render, and has an internal floor space of approximately 140sq metres and a ridge height of approximately 8.6m. The dwelling features a car port and 1st floor balcony, the design and layout is compatible with the policies set out in PPS7 and will not impact on the character of the area or result in an unacceptable impact to neighbour amenity.</p> <p>DFI Roads were consulted and objected to the proposal.</p> <p>The proposal is considered contrary to policy AMP 2 of PPS 3 in that the proposed access will prejudice road safety. The visibility splays are deemed to be inadequate.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be refused.</p> <p>Recommendation</p> <p>The application is recommended for refusal. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of refusal reasons subject to no new substantive planning issues being raised by third parties.</p>	

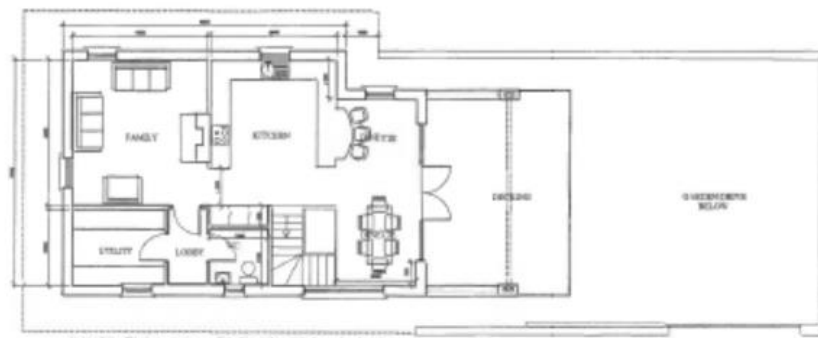
Committee Application

Case Officer Report

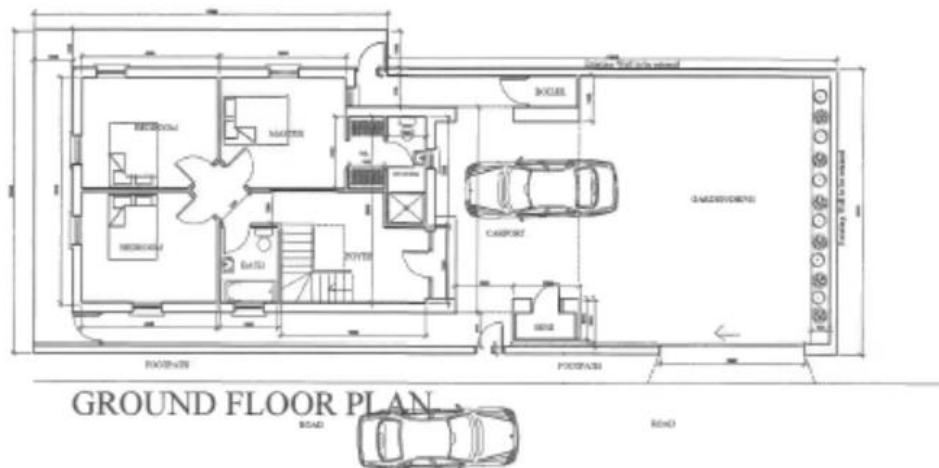
Site Location Plan



Block Plan



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Characteristics of the Site and Area

1.0 Description of Proposed Development

New dwelling to replace previous dwelling on site, with connection to all existing services to the site and use of existing vehicular access into the site.

2.0 Description of Site

The site is located at 11 Ashley Park. The site is a previously developed site of 0.025 hectares in size. The site sits adjacent to the road and fronting the property at no. 10a. The site previously contained a dwelling which was demolished between 2012 and 2015. The site has since been fenced off with palisade fencing.

The surrounding area is residential comprised of detached or semi-detached dwellings of a variety of materials and form, set on sizeable plots. Opposite the site is a cricket ground. The site is white land within BUAP and is in the Dunmurry draft Area of Townscape Character as designated within dBMAP.

Planning Assessment of Policy and other Material Considerations	
3.0	Site History S/2008/0529/F, 11 Ashley Park, Dunmurry, Belfast, BT17 9EH, Demolition of existing dwelling and the erection of two dwellings (Amended Scheme), PERMISSION REFUSED, 07.11.2014
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 3: Access, movement and parking
4.5	Planning Policy Statement 6 (Addendum): Areas of Townscape Character
4.6	Planning Policy Statement 7: Quality Residential Environments
4.7	Planning Policy Statement 7 (Addendum): Safeguarding the character of established residential areas.
4.8	Development Control Advice Note 8: Housing in urban areas
4.9	Development Control Advice Note 15: Vehicular Access Standards
5.0	Statutory Consultees Responses DFI Roads- Objects NI Water- No objections
6.0	Non Statutory Consultees Responses Environmental Health- No objections
7.0	Representations
7.1	The application was neighbour notified most recently on the 17 th September 2020 and advertised in the local press most recently on the 25 th September 2020. One representation was received and is summarised below: <ul style="list-style-type: none"> Plan shows existing brickwork to be set back which is not in the applicant's ownership. Case Officer's Response: The brickwork is not within the red line and the applicant cannot carry out work without the owner's permission.
7.2	Cllr Walsh referred the application to the Planning Committee under Section 3.8.1 of the Scheme of Delegation. In respect of the planning history on the site, for two dwellings which were refused and the report stated that a sole dwelling on this site is desirable.
8.0	Other Material Considerations None

8.1	Any other supplementary guidance Creating Places
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of a dwelling in this location • Character/Layout/Design • Private amenity/landscaping • Access/Parking • Impact on neighbouring amenity • Impact on established residential area <p>It is considered that the proposal is not in compliance with SPPS in that the proposed development will cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Principle of a dwelling in this location</p> <p>The proposed site is located within the proposed Dunmurry Area of Townscape Character as designated within dBMAP, the site is located within whiteland in the BUAP. Given the site previously contained a dwelling which has since been demolished, the principle for a dwelling in this location is deemed to be acceptable.</p> <p>Site History</p> <p>S/2008/0529/F, 11 Ashley Park, Dunmurry, Belfast, BT17 9EH, Demolition of existing dwelling and the erection of two dwellings was refused in July 2014 for the following reason</p> <p>The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" in that it would, if permitted, result in over development of the site, and would be detrimental to the character and appearance of the local area by virtue of its scale, form and massing. The development also provides inadequate private amenity space and therefore fails to create a quality and sustainable residential environment.</p> <p>Councillor Walsh has referred the application to committee in respect of the planning history on the site. In the case Officer's report for the application reference S/2008/0529/F it states that a 'single unit was the only option available'. It is noted that the entrance to the site within the previous application differs to this application and achieves the necessary visibility splays. The Council agree that the principle for one dwelling in this location is achievable, however the proposal must meet the required visibility splays.</p> <p>Character/Layout/ Design</p> <p>It is considered that the proposal respects the surrounding context and is appropriate to the character of the surrounding area. The proposal is for a detached dwelling to be finished in white render with a driveway provided to the side elevation directly accessed from Ashley park. The surrounding area is comprised of dwellings which are set back from the road and contain driveways to the side. The proposed dwelling is in this regard out of character. However, it is considered that the proposed dwelling is in a similar location as to the previously demolished dwelling. It is therefore considered that while the previous dwelling was demolished a number of years ago it would attributed to the character of the area. With consideration to the previous dwelling it is deemed that the proposed respects</p>

the surrounding context and is appropriate. When the designation of draft ATC was applied the previous dwelling would have been in situ. Therefore this proposal will not impact the character of the draft ATC given its similarities in location and massing to the previous dwelling. The proposal therefore complies with policy ATC 1 of the addendum to PPS 6.

The form and materials of the proposed dwelling will tie in with the surrounding area. The proposed dwelling is to be white render. There is a variety in form of the surrounding dwellings and the proposed dwelling will therefore add to this variety which as stated in creating places provides a visual variety and interest.

Private amenity/landscaping

The proposal complies with PPS 7 in that an adequate level of private space has been provided. Creating places advises a minimum of 40sq metres of amenity space. The amenity space provided with the driveway/garden and the 1st floor terrace is 45.16sq metres which is deemed sufficient.

Access/Parking

The proposal is considered contrary to policy AMP 2 of PPS 3 in that the proposed access will prejudice road safety. Paragraph 5.15 states that the department will expect applicants to have control over the land required to provide the requisite visibility splays and ensure that they are retained free of any obstruction. The proposal contains direct access from the proposed driveway to Ashley Park. DFI Roads were consulted and objected stating that the visibility splays were not adequate. The neighbouring land contains a brick wall which will obstruct visibility. A representation received from the occupants at no. 10a confirmed this was within their ownership. The previous dwelling contained a vehicular access bounded with a boundary wall and which contained a large gate. The previous dwelling and access has since been demolished, any access to the site has been removed and a palisade fence erected fronting the site. As the previous dwelling and access has been demolished the proposal is treated as a new development and therefore paragraph 5.15 applies.

The visibility splays required are 2 x 45m. The applicant can achieve this to the east of the site, however the visibility splay to the west is only 2m x 1.59m which falls considerably short of the requirement. Therefore, the visibility splays are inadequate the proposed access will prejudice road safety.

Given that the applicant has not amended the red line to include the neighbouring brick wall and subsequently not served notice on the landowner it cannot be considered that the applicant has any prospect of gaining control of the third party lands in order to carry out the works necessary to comply with the required sightlines, as the area required does not form part of this application.

Impact on residential amenity

The proposal will not have an adverse impact on existing or proposed dwellings. The proposed dwelling has a sufficient separation distance from no. 10a as to not cause any overlooking or overshadowing.

Impact on established residential area

The area in which the site is located is defined as an established residential area as defined within the addendum to PPS 7. Therefore policy LC1 applies which contains 3 further criteria the proposal must comply with.

The proposal complies with criterion (a). Given that the site is historically a residential site and contained a dwelling until the proposal was demolished between 2012 and 2015 the density is not significantly higher than the surrounding area.

	<p>The proposal complies with criterion (b) in that the pattern of development is in keeping with the overall character and environmental quality of the established residential area. As demonstrated previously the site has previously contained a dwelling and therefore a dwelling in this location and of this scale is in keeping with the pattern of development.</p> <p>The proposal meets the space standards set out in annex A and therefore complies with criterion (c).</p>
9.3	Having regard for the policy context and the considerations above, the proposal is unacceptable.
10.0	Summary of Recommendation: Refusal
11.0	<p>Reasons for refusal</p> <ol style="list-style-type: none"> 1. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2 paragraph 5.15 in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays of (2 metres x 45 metres) from the proposed access, cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15. <p>Informatives</p> <ol style="list-style-type: none"> 1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 08/08/2019, drawing no. 01 and on 07/01/2020, drawing no. 02a.
Notification to Department (if relevant)	
Representations from Elected members: CIlr Walsh	

Committee Application – Addendum report

Development Management Report	
Application ID: LA04/2020/0857/F	Date of Committee: 20 April 2021
Proposal: Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15No. Residential units, office space and ancillary development.	Location: Ormeau Centre 5-11 Verner Street Belfast
Referral Route: Objections received - Proposal is for over 12 residential units	
Recommendation: APPROVAL	
Applicant Name and Address: Habinteg Housing Association Alex Moira House 22 Hibernia Street Holywood	Agent Name and Address: Les Ross Planning 9a Clare Lane Cookstown BT80 8RJ
<u>ADDENDUM REPORT</u> <u>Representations</u> <p>An additional 3 objections have been received in relation to this proposal, from Markets Development Association, Ulster Architectural Heritage and Pragma Planning. The issues raised include:</p> <ul style="list-style-type: none"> • Developer's lack of consultation with the local community. • Proposal represents overdevelopment of the site. • Proposal is contrary to the Policy QD1 (h) of PPS 7 as lower apartments will experience overshadowing for virtually the full year. • Inner 3 No. apartments will be in shade and shadow for majority of the day and year, leading to dark, inhospitable living spaces. • Proposal is contrary to the Policy QD1(c) of PPS 7 due to inadequate amenity space provision. Upstand of the roof glazing reduces the usability and accessibility of the amenity space. • Overlooking from amenity space towards adjacent living room and bedrooms. • Proposal does not conform to the emerging Local Development Plan. • Inadequate floor to ceiling heights. • Concern regarding the possible demolition of adjacent stable building and redevelopment of that site, resulting in further amenity impacts. • Proposal results in apartments that are wholly in the rear of the building. Based on this, the Council's assessment is inconsistent in comparison with an application previously listed at the March committee meeting – LA04/2020/1022/F – No. 1 and 1a Canada Street, Belfast. • Grenfell Tower Inquiry recommends that the Fire authority are a statutory consultee on planning applications. There appears to be insufficient space to allow fire tender to access Market Street at the rear of the site. The objection asks if the three apartments at the rear can be accessed at all for firefighting purposes and fire strategy has been prepared. • Planning officers should have been stronger in assessment of viability assessment regarding the suggested façade retention. 	

- Conservation area officer should have been consulted on the proposal, as the site is located within the Victoria St / Oxford St Area of townscape character, as designated in dBMAP.
- Proposed development is contrary to Policy ATC 1 of PPS 6 Addendum as there is a presumption in favour of retaining any buildings which make a positive contribution to the character of the ATC.
- Proposed development has not been properly assessed against planning policy, specifically PPS 6 Addendum and the SPPS in relation to ATCs.
- Proposal is contrary to PPS 6 in relation to 'Development affecting the setting of a listed building'.
- Proposed building is higher than the listed building and overshadows No. 83 May Street.

Consideration of issues raised

- Community Consultation
The proposed development is classified as a 'Local' development, in accordance with Regulation 2(2) of the Planning (Development Management) Regulations (NI) 2015. It is considered that prior engagement with the public and local communities adds value to the planning process, however in the case of a 'local' development, there is no legal requirement on the applicant to engage with the public prior to submission of a planning application.
- Residential Amenity
Paras 8.20 – 8.25 of the original committee report provided context and further assessment of residential amenity issues. The objection letters raised issue of shadow, natural light and overlooking.

Shadow / Natural light

There were concerns regarding shadow and daylight, particularly the impact on the 3 central apartments. Shadow and daylight assessments were submitted in support of the proposal. Whilst it is acknowledged that the courtyard and central apartments will be in shadow for a portion of the day, this is balanced against a number of factors. The courtyard and apartments are south facing and receive direct sunlight in the middle part of the day, with the exception of winter (this is not considered unusual, especially in the context of a city centre location). The 21st March shadow assessment shows part of the courtyard in sunlight at 9 am, whilst the 3 pm elevation shows the courtyard in full shadow. It is however noted that the length of shadow at 3pm shows that the courtyard has only just been obscured by shadow, therefore it is reasonable to conclude that at least part of the courtyard remains in sunlight for 6 hours at this time of year. In relation to the apartments, the 1st floor apartment is most affected by shadow. The 21st March Shadow assessment shows the apartment windows in shadow at 9 am and 3pm, however the apartment is in full sunlight at 12 pm. Based on the images, it is reasonable to conclude that the apartment will experience approximately 4-5.5 hours of sunlight per day at this time of year. The daylight assessment shows that each room in the first floor central apartment will experience adequate daylight levels at 10 am and 3 pm on the Spring and Autumn Solstice (with exception of the internal hall and bathroom assuming doors are closed). In addition to this, a daylight assessment for the winter solstice has also been provided. Although it is clear the amount of light has reduced significantly, the assessment shows that the 3 rooms with windows will experience adequate daylight levels at this time of year at 10 am and 3 pm. On balance, whilst there are slight concerns regarding shadow, the results of daylight assessment and the city centre location outweigh these concerns. Consequently, it is considered that the adverse effect created by potential overshadowing is not so significant to justify a recommendation of refusal.

Overlooking

It is acknowledged that there is potential for overlooking into 3 apartments on the 1st floor from the amenity area, particularly the central apartment. This potential overlooking issue is

informally mitigated by the existence of the proposed office atrium window on the ground, which creates separation between users of the space and the windows of this apartment. It is considered that the adverse effect created by overlooking is not so significant to justify a recommendation of refusal.

- Amenity Space

The proposal includes approximately 53 sq metres of external communal amenity space within the first floor courtyard. The objection letters raise the issue of the ground floor office roof light reducing the usability of the amenity space. The roof light covers approximately 8 sq metres, thereby reducing the available usable amenity space to 45 sq metres. As previously set out in Para 8.19 of the original committee report, it is acknowledged that the amenity space provision does not comply fully with the standards as set out in 'Creating Places', however it is considered that the city centre location and relative proximity to the River Lagan towpath (approx. 300 m) and City Hall gardens (approx. 450 m) offset these concerns. In addition, as previously noted, the roof light provides an efficient buffer to the 1st floor central apartment to mitigate potential overlooking.

During the processing of the application, the Council advised the applicant and agent that additional amenity space could be provided on the roof of the building to make up the shortfall. However, this would have resulted in further built form being added at roof level to facilitate both stair and lift access to the amenity space. It was considered that the extension at roof level would have impacted detrimentally on the character of the area and potentially, the adjacent listed buildings.

- Apartments wholly in rear

Whilst the proposal does include apartments at the rear of the proposed building, this is not unacceptable development. These apartments are accessed via the building entrance at Verner Street.

Policy LC 2 of PPS 7 Addendum states that Planning permission for conversion of existing buildings to apartments / flats will only be permitted where the development does not contain any flat or apartment which is wholly in the rear of the property and without access to the public street. Whilst this policy is not applicable to this proposed development, it is noted that all apartments have access to the public street.

- Façade Retention / ATC

The Council considers that the building makes a material contribution to the distinctive character of the area. Consequently, the Council advised the applicant that a proposal involving retention of the façade would be encouraged. Information was submitted by the applicant which showed that façade retention would compromise the proposed design and significantly increase construction costs, thereby ultimately impacting the viability of the scheme.

The site is located within the Victoria Street / Oxford Street ATC, as designated within dBMAP. Similarly to the SPPS, there is a presumption against the demolition of any building which makes a positive contribution to the character of the ATC within PPS 6 Addendum. As noted previously, it is considered that the existing building makes a positive contribution to the character of the draft ATC. However, the Victoria Street / Oxford Street ATC is not adopted and reverted to a draft ATC after the quashing of BMAP. During the BMAP PAC Inquiry, there was one objection to the designation of this ATC. The PAC recommended that the strategic policy on ATCs (Policy UE3) should be deleted and a detailed character analysis undertaken and design guide produced for each individual ATC. The objection 811/2 specifically related to policy UE3 and how it affects the draft Victoria Street / Oxford Street ATC, therefore the PAC were unable to assess the objection further at this stage. It is noted that the Victoria Street / Oxford Street ATC was included within the subsequently adopted

version of BMAP. It is also noted that the application site / building is not specifically mentioned within the key features of this ATC in Part 4 Volume 2 of dBMAP.

The Planning Appeals Commission has established that PPS 6 Addendum cannot be applied to draft ATCs (See appeal ref. 2017/A0126). As it is not known how any lawfully adopted BMAP will describe the overall character of the area to be designated, it is therefore not possible to assess the impact of the proposed development on that character.

Notwithstanding this, it is accepted that demolition of buildings within a draft ATC is a material consideration in the assessment of a proposal as existing buildings inform the local area's character. The impact of demolition cannot be assessed in isolation and divorced from the merits of the redevelopment scheme. Consequently, it is considered that the test to be applied is whether the proposed development will result in unacceptable damage to the character of the ATC. In this case, on balance it is considered that the replacement will not impact the area.

- Listed building

The application site is located in proximity to a number of listed buildings. The Council consulted with HED, who advised that they are content with the proposal in accordance with the SPPS and PPS 6, subject to a condition relating to the proposed materials.

- Fire Authority

Northern Ireland Fire and Rescue Service are not listed as a statutory consultee, in accordance with the provisions of Part 1, Schedule 3 of the Planning (General Development Procedure) Order (NI) 2015. Fire safety regulations are within the remit of the Council's Building control team. In the event this planning application is granted, the applicant will have to apply for building control approval.

- Local Development Plan

The Belfast Local Development Plan (LDP) Plan Strategy has been launched, with the PAC's Independent examination hearing sessions having recently concluded. The PAC has not yet finalised its report to DFI, therefore the process is still ongoing. In light of this, it is not considered that any weight can be attributed to the LDP at this stage.

- Adjacent site

All planning applications are dealt with on their own merits. At present, no planning application has been submitted in relation to the adjacent site.

Consultations

NI Water have responded to the consultation request, advising of no objections to the proposed development, subject to the following conditions:

- Commencement of the construction of the proposed development would not proceed beyond sub floor level until a solution to the lack of foul and storm drainage capacity has been proposed by the developer and agreed by NI Water.
- The occupation of the development cannot occur until the agreed solution has been implemented by the developer.

Recommendation

As per Section 9 of the original committee report, on balance, the proposed development is considered to comply with the tests of the Development Plan and retained planning policy, therefore

recommendation is to approve, subject to conditions. It is requested that final wording of conditions is delegated to the Director of Planning and Building Control (or his Deputy), subject to no new substantive planning issues being raised by third parties.

Committee Application

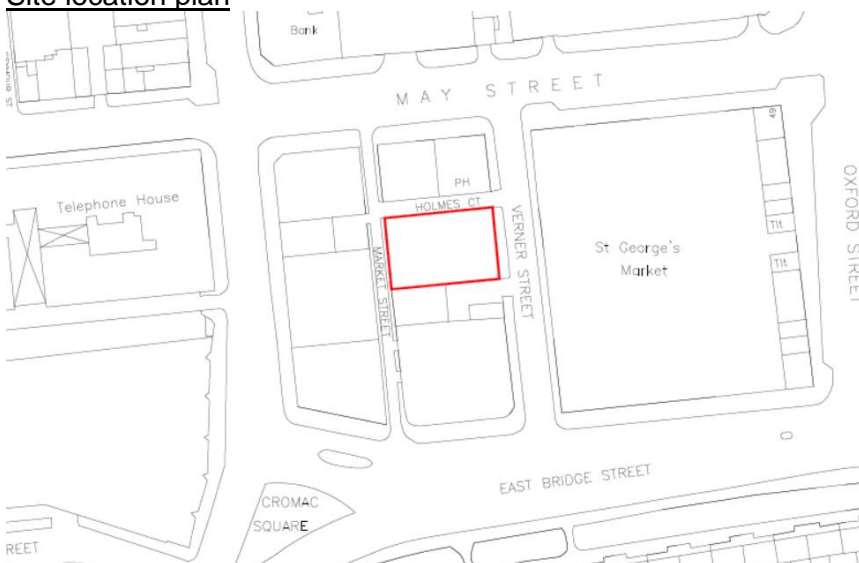
Development Management Report	
Application ID: LA04/2020/0857/F	Date of Committee: 16 March 2021
Proposal: Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15No. Residential units, office space and ancillary development.	Location: Ormeau Centre 5-11 Verner Street Belfast
Referral Route: Objection received - Proposal is for over 12 residential units	
Recommendation: APPROVAL	
Applicant Name and Address: Habinteg Housing Association Alex Moira House 22 Hibernia Street Holywood	Agent Name and Address: Les Ross Planning 9a Clare Lane Cookstown BT80 8RJ
Executive Summary: <p>The proposal is for 'Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15 No. residential units, office space and ancillary development'.</p> <p>The keys issues to consider are:</p> <ul style="list-style-type: none"> Principle of Demolition Impact on character of the area and nearby listed buildings Impact on residential amenity Impact on sewage infrastructure Adequacy of proposed amenity space Social Housing need in the area <p>The site is not zoned for a use within BUAP or draft BMAP, however the site is located within the Victoria Street / Oxford Street Area of Townscape Character (ATC), as designated within dBMAP.</p> <p>As the application site lies within a draft ATC, it is considered that the test to be applied to assess demolition is whether the proposed development will result in unacceptable damage to the character of the ATC.</p> <p>It is considered that the proposed redevelopment of the site maintains the overall character and respects the built form of the local area. The proposal is respectful of the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance. It is also noted that the proposed building incorporates some of the interesting features of the existing building. It is considered that the proposed development of the site does not result in a net detriment to the character of the ATC, therefore the proposed demolition is acceptable.</p> <p>The proposed development is readily accessible and an acceptable movement pattern is provided, with the needs of pedestrians, cyclists and people with mobility issues taken account of.</p> <p>Although the proposed amenity space is below the threshold advised in Creating Places, the application site is located within the city centre and in close proximity to local amenities, such as City</p>	

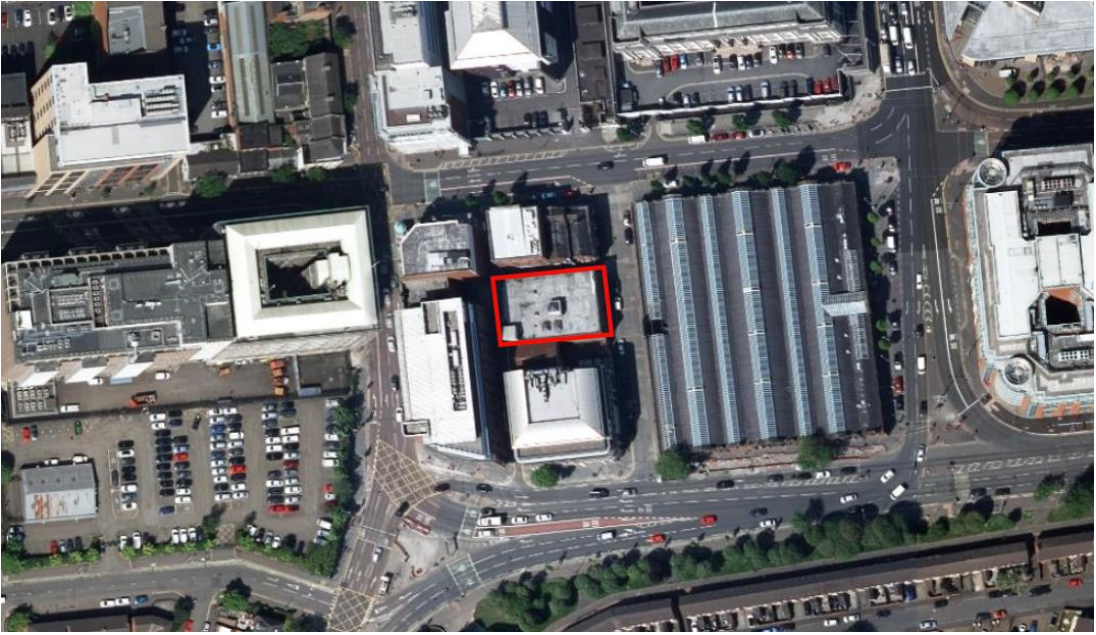
Hall Gardens and River Lagan. On balance, it is considered that there will be no unacceptable adverse impact on residential amenity for potential residents, with appropriate mitigation offered by way of condition.

NIHE are supportive of the proposed residential scheme and advise that the proposal will help to address unmet social housing need in the catchment area.

There are still outstanding issues to be addressed regarding sewage infrastructure. The Council is currently awaiting further comments from NIW, however the agent advises that informal agreement has been reached with NIW regarding a potential solution.

On balance, the proposed development is considered to comply with the tests of the Development Plan and retained planning policy, therefore recommendation is to approve, subject to conditions and agreement with NI Water.

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The proposal is for 'Demolition of existing hostel building and redevelopment to provide four-storey building comprising 15 No. residential units, office space and ancillary development'.
1.2	The proposed building is 4 storeys, with a parapet height of approximately 13.8 m. The second storey is set back slightly, with the 3 rd storey set back by approximately 1.7 m.
1.3	The proposed office is located on the ground floor, with the 15 residential units on the upper floors. The ground floor footprint covers the full extent of the site, with the upper floors laid out in a 'U' shape, which creates an internal courtyard for communal amenity space.
1.4	The proposed building is finished in a mix of red brick, grey brick and render banding. The two apartments on the third floor facing Verner Street include an external amenity area which is bounded by a glass balustrade. The front of these proposed apartments are finished in aluminium framed curtain walling.
2.0	Description of Site
2.1	The application site is located within Belfast City Centre. There is an existing 2 storey red bricked building located on the site. The existing building has a distinctive parapet and green banding above the windows on each level. The building fronts directly on to Verner Street, with the rear elevation directly facing Market Street. The building is not currently in use, however it appears the last use was as a hostel. The application site is directly opposite St George's Market, a grade B1 listed building. There are a number of other listed buildings in proximity to the site, including the grade A Royal Courts of Justice.
2.2	The surrounding area is characterised by a mix of uses, mainly commercial in nature, with retail and office uses prevalent. The site is located in close proximity to a public house and bookmakers, both 'sui generis' land uses.
2.3	<p><u>Site location plan</u></p> 

2.4	<p><u>Aerial Photograph of site</u></p> 
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>3.1 Z/1993/2775 - Change of use to a shelter for the homeless of existing 2 storey building – Permission Granted</p> <p>3.2 Z/1988/3156 - Change of use to office premises – Permission Granted</p> <p>3.3 There have been a number of recent Pre-Application Discussions in relation to the application site:</p> <p>LA04/2019/2580/PAD - Redevelopment of site for social housing units LA04/2016/0646/PAD - Retention of existing facade on Verner Street and construction of a new 4 storey purpose built centre for homeless people LA04/2015/0426/PAD - Demolition of existing two storey building and construction of a new purpose built 4 storey centre for homeless people.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan (BUAP)
4.2	Draft Belfast Metropolitan Plan 2015 (dBMAP)
4.3	<p>Strategic Planning Policy Statement (SPPS)</p> <p>PPS 3 Access, Movement and Parking</p> <p>PPS 6 Planning, Archaeology and the Built Heritage</p> <p>PPS 6 Addendum Areas of Townscape Character</p> <p>PPS 7 Quality Residential Environments</p> <p>PPS 7 Addendum - Safeguarding the character of established residential areas</p> <p>PPS 12 Housing in Settlements</p> <p>PPS 15 Planning and Flood Risk</p>

5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection, subject to conditions.
5.2	NIEA – No objection, subject to conditions.
5.3	Historic Environment Division (HED) – No objections, subject to condition.
5.4	NI Water – Awaiting response
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection, subject to condition
6.2	NI Housing Executive (NIHE) – Supportive of proposal
6.3	Rivers Agency – No objection
7.0	Representations
7.1	<p>One objection has been received in respect of the proposal. The issues raised include:</p> <ul style="list-style-type: none"> • Proposal should retain as much built heritage as possible, rather than demolition of the building. • Size of the proposed residential units. Concern that the proposed units will not be fit for families.
8.0	Assessment
8.1	<p><u>Development Plan context</u></p> <p>Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. The application site is located within Belfast City Centre. The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with dBMAP remaining a material consideration.</p>
8.2	<p>The site is not zoned for a use within BUAP or draft BMAP, however the site is located within the Victoria Street / Oxford Street Area of Townscape Character (ATC), as designated within dBMAP.</p>
8.3	<p><u>SPPS</u></p> <p>The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9.</p>

8.4	The SPPS states that demolition of an unlisted building within an ATC should only be permitted where the building makes no material contribution to the distinctive character of the area and subject to appropriate redevelopment proposals. New development will only be acceptable where it will maintain or enhance the overall character of the area and respect its built form.
8.5	The SPPS aims to promote more sustainable housing development within existing urban areas and places emphasis on increasing housing density within settlements. The SPPS advises that the use of greenfield land for housing should be reduced and more urban housing should be accommodated through the recycling of land and buildings.
8.6	The SPPS aims to promote economic development and facilitate job creation by ensuring provision of a generous supply of land suitable for economic development. The SPPS advises that proposals for Class B1 Business uses in city centres should be permitted.
8.7	<u>Principle of Demolition</u> The site is located within the Victoria Street / Oxford Street ATC, as designated within dBMAP. Similarly to the SPPS, there is a presumption against the demolition of any building which makes a positive contribution to the character of the ATC within PPS 6 Addendum. It is considered that the existing building makes a positive contribution to the character of the ATC, however it is important to note that the ATC is not adopted and reverted to a draft ATC after the quashing of BMAP. Furthermore, the application site / building is not specifically mentioned within the key features of this ATC in Part 4 Volume 2 of dBMAP.
8.8	The Planning Appeals Commission has established that PPS 6 Addendum cannot be applied to draft ATCs. Notwithstanding this, it is accepted that demolition of buildings within a draft ATC is a material consideration in the assessment of a proposal as existing buildings inform the local area's character. The impact of demolition cannot be assessed in isolation and divorced from the merits of the redevelopment scheme. Consequently, it is considered that the test to be applied is whether the proposed development will result in unacceptable damage to the character of the ATC.
8.9	The merits of the proposed development will be discussed later in the report. It is considered that proposed demolition would be acceptable in principle if the redevelopment does not result in a net detriment to the character of the ATC.
8.10	<u>Façade Retention</u> As noted previously, the existing building makes a positive contribution to the character of the draft ATC and the proposed development should not result in unacceptable damage to the character of the ATC. Consequently, the Council advised that a proposal involving retention of the façade would be encouraged. Information was submitted by the applicant which showed that façade retention would compromise the proposed design and significantly increase construction costs, thereby ultimately impacting the viability of the scheme. The proposal is for 15 No. social housing units, supported by NIHE. Information in relation to housing need is contained later in the report.
8.11	<u>Proposed use</u> The proposal includes office accommodation at ground floor level in addition to 15 No. residential units on the upper floors. Both proposed uses are acceptable in principle in this city centre location.

	<u>Character, Design and Built Heritage</u>
8.12	The proposed application site is located on Verner Street, with the rear of the site directly facing Market Street. St. George's Market, a grade B1 listed building, is located immediately to the east of the site, on the opposite side of Verner Street. Immediately to the north of the site is another listed building, Ucatt House (grade B2). This building is an existing public house and is two storeys in height, similar to the application building. There is a 4 storey building located beside Ucatt House, which is also immediately to the north of the application site. To the south of the application site is a 4 storey building on the corner of Verner Street and East Bridge Street. Similarly to the proposal, this building is set back at 2 nd and 3 rd floor level. At the rear of the site (on the opposite side Market Street) is a large building six storeys in height. The front of this building faces on to Victoria Street.
8.13	HED have been consulted due to the close proximity of listed buildings. In addition to St. George's Market, Ucatt House and the Royal Courts of Justice, the site is in proximity to Mays Chambers (73 May Street) and Former Northern Bank (108-110 Victoria Street). HED advise that they are content with the proposal in accordance with the SPPS and PPS 6, subject to a condition relating to the proposed materials.
8.14	There is some concern regarding the height of the proposed building (approx. 13.8 m to parapet). The parapet height of St. George's Market is approx. 6.4 m, however there is an archway directly opposite the application site, approx. 8.3 m in height. Furthermore, the neighbouring listed building Ucatt House is 2 storey in height (Approx. 8.4 m parapet height, 10.5 m overall height). However, as per the above description of the surrounding buildings, there is quite a diversity in terms of height within the local area. The building located to the south of the site (and also directly adjacent St. George's Market) is approximately 17.1 m in height, whilst the 6 storey building immediately to the west of the site is considerably taller again. As noted previously, the building located beside Ucatt House on May Street is a 4 storey building. Furthermore, the comments from HED assist in alleviating concerns regarding the proposed height.
8.15	The proposed building is set back by approx. 0.35 m at second floor level and approx. 1.8 m at third floor level. In addition to this, the proposed building is finished in red brick for the two lower levels. The second floor is finished in grey brick, with the third floor finished in aluminium framed curtain walling on the Verner Street side and grey brick on the remaining elevations. In addition to the red brick at ground and first floor levels, the proposed front elevation replicates the four existing red brick columns and the render banding of the existing building. Furthermore, the proposed set back of the second floor results in a parapet at similar height to the existing building. Whilst the proposal is undoubtedly modern in design and appearance, many of the details take their cues from the existing building.
8.16	On balance, it is considered that the proposed redevelopment of the site maintains the overall character and respects the built form of the local area. The proposal is respectful of the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance.
	<u>Access / Parking</u>
8.17	The proposal relies primarily on on-street parking, however there is one car parking space accessible from Market Street. Covered cycle parking is also accessible from Market Street. Two separate pedestrian accesses are located on the Verner St elevation, one for the office on the ground floor and one for the apartments. DFI

	Roads have no objection to the proposal in terms of access or parking, subject to conditions.
8.18	<p><u>Movement Pattern / local facilities</u></p> <p>An acceptable movement pattern is provided supporting walking, cycling and access to public transport. Internal lifts are provided, therefore meeting the needs of people with impaired mobility. As previously noted, the site is located within the city centre therefore access to local facilities is convenient.</p>
8.19	<p><u>Amenity space / Landscaping</u></p> <p>The proposal includes approximately 53 sq metres of external communal amenity space within the first floor courtyard. Furthermore, 2 of the proposed apartments on the 3rd floor have private balconies. The amenity space provision does not comply fully with the standards as set out in 'Creating Places', however it is considered that the city centre location and relative proximity to the River Lagan towpath (approx. 300 m) and City Hall gardens (approx. 450 m) offset these concerns.</p>
8.20	<p><u>Residential amenity</u></p> <p>The proposed development is located within the city centre in close proximity to a public house and St George's Market, therefore potentially giving rise to detrimental amenity impacts. Additional information was submitted in support of the proposed development, including a Noise impact assessment, Odour impact assessment and Air quality impact assessment.</p>
8.21	BCC Environmental Health (EHO) provided comment on the proposal. With regard to noise, EHO have no objections to the proposal, subject to conditions. However, they note that the 3 rd floor balconies will give rise to high daytime noise levels, which at times are expected to be in excess of the upper guideline noise limit. British Standard BS8233:2014 guidance advises that 'guideline values may not be achievable in all circumstances where development might be desirable. In such a situation, development should be designed to achieve the lowest practicable noise levels in these external amenity spaces but should not be prohibited'. Although noise levels on the external balconies will occasionally be excessive, potential occupiers will also have access to the communal amenity area. On balance, given the city centre location of the proposal in addition to the option of a communal amenity area, this arrangement is considered acceptable.
8.22	Further additional information was submitted in relation to odour control from the neighbouring public house / restaurant. EHO were content with the submitted information, subject to conditions.
8.23	With regard to air quality, there will be no centralised heating system, therefore each apartment and the office will have their own individual condensing boiler. EHO have no objection to this arrangement, subject to condition.
8.24	The proposed building is a 'U' shape, with the courtyard orientated in a southerly direction, thereby benefiting from enhanced sunlight. However, due to the proposed building footprint and design, there were some concerns regarding light and shadow on the 3 central apartments. These 3 apartments are the only proposed apartments within the overall development to only have windows on one wall (living room and two bedrooms each have one window), although it is acknowledged that these windows are orientated in a southerly direction. A Shadow and daylight assessment was submitted in support of the proposal. Following analysis of same, it is considered that there will be no unacceptable adverse impact on terms of loss of light or overshadowing.

8.25	The proposed communal amenity space in the courtyard benefits from passive surveillance from the surrounding apartments. It is considered that there is potential for overlooking into apartments, particularly the central apartment. This potential overlooking issue is informally mitigated by the existence of the proposed office atrium window on the ground, which creates separation between users of the space and the windows of this apartment. One of the apartments has been designed specifically for a wheel chair user, and this apartment benefits from direct access to the amenity space.
8.26	<u>Boundary treatments</u> The proposed building covers the full extent of the application site, therefore no walls, fences etc. are required. The building is fully secured from the public street, therefore enhancing safety and discouraging crime.
8.27	<u>Drainage / Sewage infrastructure</u> NI Water (NIW) confirmed in their response dated 29 th January 2021 that 'Waste water treatment capacity is not available at present for the proposed development'. NIW advised that the applicant should contact NIW to discuss alternative interim options. The agent has confirmed that the applicant's team has recently met with NIW to discuss potential solutions for the site. The agent advised that both parties have informally agreed to a negative condition relating to storm water and sewage infrastructure, in the event of permission being granted. The Council re-consulted with NI Water on 25 th February 2021 for formal confirmation of this agreement. At the time of publication, no response has yet been received.
8.28	<u>Ecology</u> A preliminary ecological appraisal was submitted in support of the proposed development. NIEA considered the impact of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, offered no objection.
8.29	<u>Contamination</u> A Generic Quantitative risk assessment was submitted in support of the proposed development. The assessment concluded that the site does not pose a risk to human health and that no special gas protection measures are required, therefore EHO and NIEA did not offer any objection.
8.30	<u>Housing Need</u> Northern Ireland Housing Executive (NIHE) have confirmed that they support the proposed housing mix. 12 No. of the 15 No. proposed apartments have 2 bedrooms, with the remaining 3 No. units single bedroom apartments. NIHE have confirmed there were no allocations to families in the year to March 2020 in this area and the proposal will help to address unmet social housing need in the catchment area.
9.0	Summary of Recommendation: APPROVAL
9.1	With regard to the proposed demolition, as noted in Para 8.7, it is considered that the test to be applied is whether the proposed development will result in unacceptable damage to the character of the ATC. Para 8.8 indicated that demolition would be acceptable in principle if the redevelopment does not result in a net detriment to the character of the ATC.

	<p>On balance, it is considered that the proposed redevelopment of the site maintains the overall character and respects the built form of the local area. The proposal is respectful of the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance. It is considered that the proposed development of the site does not result in a net detriment to the character of the ATC, therefore the proposed demolition is acceptable.</p> <p>The proposed development is readily accessible and an acceptable movement pattern is provided, with the needs of pedestrians, cyclists and people with mobility issues taken account of.</p> <p>Although the proposed amenity space is below the threshold advised in Creating Places, the application site is located within the city centre and in close proximity to local amenities, such as City Hall Gardens and River Lagan.</p> <p>On balance, it is considered that there will be no unacceptable adverse impact on residential amenity for potential residents, with appropriate mitigation offered by way of condition.</p> <p>NIHE are supportive of the proposed residential scheme and advise that the proposal will help to address unmet social housing need in the catchment area.</p> <p>As noted in Para 8.27, there are still outstanding issues to be addressed regarding sewage infrastructure.</p> <p>On balance, the proposed development is considered to comply with the tests of the Development Plan and retained planning policy, therefore recommendation is to approve, subject to conditions and agreement with NI Water.</p>
10.0	Conditions
10.1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
10.2	<p>The individual or combined NOx emission rate for the proposed gas boilers installed at the hereby permitted development shall not exceed 5mg/sec unless the applicant submits an Air Quality Impact Assessment to the Planning Authority for approval in writing.</p> <p>Reason: Protection of human health.</p>
10.3	<p>Prior to occupation of the hereby permitted development, the applicant shall submit a Noise Verification Report to the planning authority for review and approval writing. The Verification Report shall demonstrate the following:</p> <p>(a) that the external masonry walls of the hereby permitted building have been constructed in line with the recommendation on page 7 of the Acoustic Designs report entitled 'Environmental Noise Assessment. Mixed Commercial and Residential Development. 5-11 Verner Street, Belfast', (dated August 2020) to provide an overall minimum rated sound reduction performance of 59 dB RW;</p>

	<p>(b) that the roof to the hereby permitted development has been constructed as per the recommendation outlined on page 8 of the Acoustic Designs report entitled 'Environmental Noise Assessment. Mixed Commercial and Residential Development. 5-11 Verner Street, Belfast', and dated August 2020;</p> <p>(c) that all glazing installed within the hereby permitted residential element of the development meets a minimum rated sound reduction performance of 49 dBRW (with a minimum overall thickness of 44mm being achieved), as per the recommendation on page 8 of the Acoustic Designs report entitled 'Environmental Noise Assessment. Mixed Commercial and Residential Development. 5-11 Verner Street, Belfast', dated August 2020;</p> <p>(d) that the proposed Nuaire Mechanical Ventilation and Heat Recovery System (MRXBOXECO2) has been installed throughout the development along with the acoustic attenuation measures to the system (Q-Aire) and associated ducting (Domus) installed in the manner referenced in the letter from RMI architects dated 10th December 2020 to deliver adequate ventilation and thermal comfort with windows shut and ensuring control of noise from the system itself;</p> <p>(e) that the internal noise level in habitable rooms does not exceed the following targets:</p> <ul style="list-style-type: none"> - 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, with the windows closed and the alternative means of ventilation operating; - 30 dB LAeq,8hr within bedrooms between 23.00hrs and 07.00hrs, with the windows closed and the alternative means of ventilation operating; - 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms with the windows closed and alternative means of ventilation operating. <ul style="list-style-type: none"> - No passive or trickle vents are to be incorporated into the window system/s of the hereby permitted development. - Air inlet and outlet points shall be located as per the indicative drawing no: 1997-1SD-ZZ-01 -DR-M-5702 provided by 1SD; - No air intake points are to be located on the Holmes Court facade. <p>Reason: Protection of residential amenity.</p>
10.4	<p>If during the development works, new contamination and risks to the water environment are encountered which has not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
10.5	<p>After completing any remediation works required under Condition 4, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p>

10.6	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>The development hereby permitted shall not commence until all fuel storage tanks (and associated infrastructure) are fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) as necessary. The quality of surrounding soils and groundwater should be verified and if any additional contamination be identified during this process, Conditions 4 and 5 will apply.</p>
10.7	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>The external materials shall be constructed in accordance with the approved Drawing No's 07A and 08A uploaded to the Planning Portal on 25th November 2020. .</p> <p>Reason: To ensure the use of the sympathetic and high quality materials in the setting of a listed building and in the interests of the character and appearance of the area.</p>
10.8	<p>No development shall take place until samples of all materials to be used in the construction of the external surfaces of the building hereby permitted, have been submitted to and approved, in writing, by the Council. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to allow the Council to control the external appearance.</p>
10.9	<p>The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved drawings. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.</p> <p>Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.</p>
10.10	<p>The vehicular access 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>
10.11	<p>The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.</p> <p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p>
10.12	<p>Means of ventilation for the hereby approved development shall be carried out in accordance with the information on the planning portal, including the letter from ISD dated 14th August 2020 and uploaded to the Planning portal on 7th January 2021, data sheet for Rigid duct attenuator uploaded to the Planning portal on 22nd January 2021, data sheet for Q-Aire acoustic enclosure for proposed Nuaire MVHR</p>

	<p>system uploaded to the Planning portal on 22nd January 2021 and Holmes Court Elevation - Ventilation details uploaded to the Planning portal on 7th January 2021.</p> <p>Reason: To protect residential amenity.</p>
<p>Notification to Department (if relevant)</p>	
<p>Representations from Elected members:</p> <p>N/A</p>	

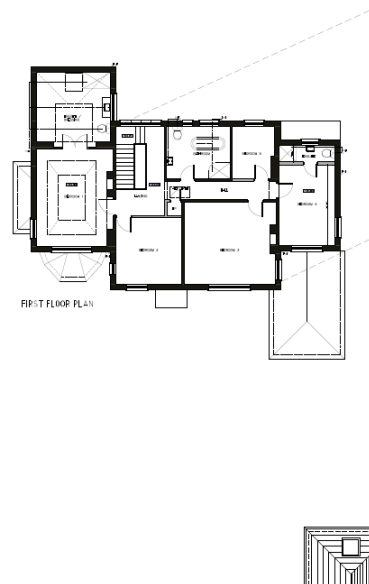
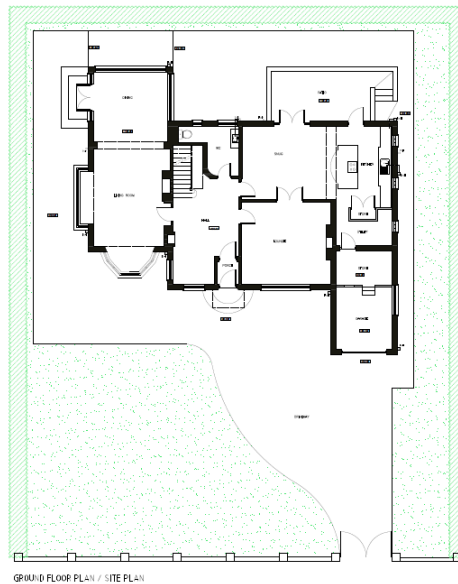
Development Management Officer Report Committee Application	
Summary	
Application ID: LA04/2021/0024/F	Date of Committee: Tuesday 20 th April 2021
Proposal: Retrospective single storey extension to front of existing single storey garage	Location: 10 Broomhill Park Belfast BT9 5JB
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation	
Recommendation: Approval	
Applicant Name and Address: John McIlhone 10 Broomhill Park Belfast BT9 5JB	Agent Name and Address: David Maxwell Architects 12 Ballyblough Road Newry BT34 1RR
<p>Executive Summary: The application seeks full planning permission for a retrospective single storey extension to the front of an existing single storey garage.</p> <p>The key issues to be considered in this case are:</p> <ul style="list-style-type: none"> - Scale, Massing & Design - Impact on the Surrounding Character - Impact on the Conservation Area - Impact on Amenity <p>Five representations and a signed petition have been received in relation to the application, raising issues including: inaccuracies in PHD form, contrary to policy and legislation, retrospective nature of the application and issues surrounding the building lines. Objections have been considered in the case officer report.</p> <p>Belfast City Council Conservation and Heritage Team offered no objection to the proposal.</p> <p>Recommendation- Retrospective Approval On balance, taking into account relevant planning policy legislation, representations received and other material considerations, it is considered, the proposal would integrate well with the existing dwelling and would not detract or harm the character and appearance of the surrounding area in accordance with Policy EXT1 of PPS7 (Addendum): Residential Extensions and Alterations, PPS6 and the SPPS. It is considered that the proposal would preserve the character and appearance of the Malone Conservation Area and is in line with 'A Design Guide for the Malone Conservation Area.</p>	

Case Officer Report

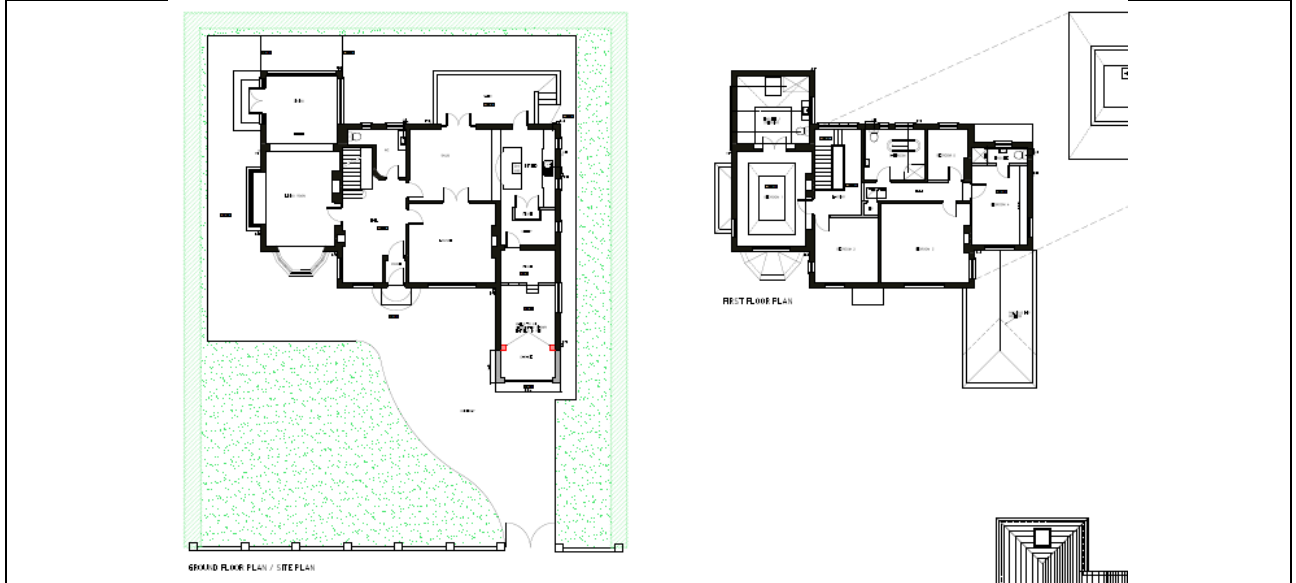
Site Location Plan:



Existing floor plans:



Proposed floor plans:



Characteristics of the Site and Area

1.0 Description of Proposed Development

Planning Permission is sought for a retrospective single storey extension to the front of an existing single storey garage.

2.0 Description of Site

The site is located at 10 Broomhill Park. The dwelling is a 2.5 storey detached property. It is finished on the ground floor in red brick with the door and window openings having blocked stone surroundings whilst the first floor front façade has a roughcast render with half timbering detail. An attached single storey garage is located to the front of the dwelling. An area of amenity space and driveway are located to the front of the dwelling and the roadside south-western boundary is defined by a low wall and railings. The other boundaries are defined by mature vegetation and there is a narrow private amenity area to the rear of the dwelling.

The site falls within the Malone Conservation Area, Sub Area L: Broomhill.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

LA04/2017/0623/F

10 Broomhill Park

Single storey rear extension, rear dormer and first floor extension to rear. First floor front extension. (amended description)

PERMISSION REFUSED

LA04/2017/0628/DCA

10 Broomhill Park

Partial demolition to facilitate single storey rear extension, first floor rear extension rear dormer and first storey front extension

PERMISSION REFUSED

Z/2000/0559/F

10 Broomhill Park

Erection of a two-storey extension to rear of dwelling.

	PERMISSION GRANTED
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	PPS7(Addendum): Residential Extensions and Alterations Policy EXT1
4.5	PPS6: Planning, Archaeology and the Built Heritage Policy BH8, BH10 & BH12
4.6	Malone Conservation Area Design Guide
5.0	Statutory Consultees Responses None
6.0	Non Statutory Consultees Responses Belfast City Council Conservation & Heritage Team: No objections
7.0	Representations
7.1	The application was neighbour notified on 21 st January 2021 and again with the amended description on 4 th March 2021. The application was advertised in the local press on the 15 th January 2021 and again on 12 th March 2021. Five objections have been received with regards to the issues presented below:
7.2	<p>Errors and inaccuracies on the PHD application form</p> <p><i>Case Officer's Response:</i> The application has since been re-advertised and neighbours have been re-notified with the description illustrating the retrospective nature of the application. The application form was also updated and uploaded to the planning portal to include the neighbour at No.12 Broomhill Park in Section E of the PHD application form.</p>
7.3	<p>Proposal contrary to The Planning Act (NI) 2011 to the SPPS and PPS6</p> <p><i>Case Officer's Response:</i> This has been considered within the assessment of the report (Section 9)</p>
7.4	<p>Proposal contrary to Addendum to PPS7: Residential Extensions and Alterations</p> <p><i>Case Officer's response:</i> This has been considered within the main body of the report at section 9.</p>

7.5	<p>Proposal breaches ‘building line’ along Broomhill Park: <i>Case Officer’s Response:</i> The proposal has been assessed by the Belfast City Council Conservation and Heritage Officer. This has been considered within the main body of the report at section 9.</p>
7.6	<p>Contrary to ‘A Design Guide for the Malone Conservation Area: <i>Case Officer’s Response:</i> The proposal has been assessed against ‘A Design Guide for the Malone Conservation Area’ as detailed in the main body of the report at section 9.</p>
7.7	<p>Retrospective Application Received: <i>Case Officer’s Response:</i> Although the application is retrospective, the relevant procedures have been followed and the application has been assessed with a recommendation to approve. This is also considered in the main body of the report at Section 9.</p>
8.0	<p>Other Material Considerations None</p>
8.1	<p>Any other supplementary guidance None</p>
90	<p>Assessment</p>
9.1	<p>The key issues to be considered in this case are:</p> <ul style="list-style-type: none"> - Scale, Massing & Design - Impact on the Surrounding Character - Impact on the Conservation Area - Impact on Amenity
9.2	<p>The objections received will be considered throughout this section of the report.</p>
9.3	<p><u>Scale Massing and Design</u> The proposal is for a retrospective single storey extension to the front of an existing single storey garage. The front extension to the existing single storey garage has extended the garage by 1.8m and it is considered the scale of the proposal is in keeping with the existing dwelling on site and with surrounding neighbouring properties. On balance, the proposal will not adversely impact the character and appearance of the surrounding area, as it is considered to be sympathetic with the built form and appearance of the existing property. Overall it is considered acceptable due to the single storey front extension continuing to be sub-ordinate in height, scale, and mass to the existing property.</p>
9.4	<p>The design and finish of the proposal is considered to be compliant with the addendum to PPS7. . The external finishes of the extension to the front of the existing garage are to match the existing property. The new façade and extended walls have been appropriately finished using the same style and finishes as the existing walls. Natural slates to match existing and naturel red clay brickwork and white wet dash render to match existing.</p>
9.5	<p><u>Impact on the Surrounding Character</u> The proposal is considered to be compliant with Policy EXT1 of the Addendum to PPS7 in that the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area. Overall the scheme is considered acceptable due to the extension being sub-ordinate in height, scale, and mass to the existing property.</p>

	<p><u>Impact on Conservation Area</u></p> <p><i>Planning History</i></p>
9.6	<p>There is significant history with the site at 10 Broomhill Park. In 2017 the Council refused planning permission for a 'Single storey rear extension, rear dormer and first floor extension to rear. First floor front extension' under planning reference LA04/2017/0623/F and Partial demolition to facilitate single storey rear extension, first floor rear extension rear dormer and first storey front extension under planning reference LA04/2017/0628/DCA. The application was later dismissed at the relevant appeal (2017/A0198 and 2017/A0199). The section of the appeal which is relevant to this application is the position taken with regards to the first floor front extension. It was deemed that the first floor front extension was contrary to paragraphs 5.3.32 and 5.2.47 of A Design Guide for the Malone Conservation Area. The appeal goes on to state that the first floor front extension would adversely affect the visual and physical primacy of the original single storey attached garage and in turn would result in harm to the conservation area. It was also considered that the introduction of a first floor extension to the front elevation would harm the 3 dimensional shape.</p>
9.7	<p>In the objections received reference is made to the above appeals in that it stated how the extended garage compromised the three-dimensional built form of the dwelling and resulted in an overly prominent garage that is visually domain from the pain public view. It is considered that this information has been used in the incorrect context, as the appeal dealt specifically with a first floor extension above the garage and not an extension to the front of the existing garage which is the current retrospective application. Each application must be assessed on its own individual merit. Further to this, the appeal also highlighted that historical and social interest in 5.3.26 of the Malone Conservation Guide highlights that the garage element of the residential building is an important structure within this Conservation Area. In terms of the original single storey attached garages at an Inter-War Residence, paragraph 5.2.47 states that it would not be appropriate to add another storey but does not state that extending the existing ground floor garage to the front would be inappropriate. Therefore, it is important that the extension is assessed against the key legislative test which is whether the proposal preserves the character or appearance of the Conservation Area.</p>
9.8	<p><i>Contrary to the Planning Act (NI) 2011, the SPPS and PPS6</i></p> <p>Objections received state that the proposal is contrary to the Planning Act, the SPPS and PPS6. It is considered the text quoted from the SPPS 6.18 in the objections overlook the preceding sentence of the same paragraph, which clarifies that the general presumption against, and exceptional circumstances for its relaxation, should apply where a proposal conflicts with the guiding principle to enhance or preserve the character and appearance of the CA. When assessing whether this is the case for demolition works, PPS6 requires the council to take account of the part played by the building in the interest of the area, the wider effects of demolition on the building's surroundings and the conservation area, and the merits of alternative/redevelopment proposals for the site. The demolition works carried out in this instance were minor, partial demolition, and involved the removal of single garage façade. This enabled a minor extension to the garage, through an additional forward projection of 1.8m, with style, materials and finished all matching those of the existing.</p>
9.9	<p>When viewed from the street scene it is considered that the original dwelling remains visually prominent, and its contribution to the character and appearance of the conservation area has not been prevented, reduced or diluted by the demolition of the garage façade or the minor extension. In terms of three dimensional built form, the increase of 1.8m itself is considered negligible when viewed from the public realm and</p>

	<p>within the context of the site itself and the surrounding wider conservation area. Furthermore the character and appearance of the garage itself suitably reflects that of the original through the use of matching finish and materials, and thus any contribution it made by way of being integral to the main dwelling has also been preserved.</p>
9.10	<p>The proposal has been assessed accordingly against the Design Guide for the Malone Conservation Area which states in paragraph 7.12 of PPS6 that “The Department (or planning authority) will therefore attach great weight to the need for proposals for new development to accord with the specific guidance drawn up for each particular conservation area.”</p>
9.11	<p>It is considered that the positive contribution played by the dwelling has been suitably maintained, there is no evidence of demonstrable harm or adverse impact arising as a direct consequence of the demolition works, or that they have reduced or prejudiced the ability of the garage to continue playing a part in the overall contribution made by the dwelling. It follows therefore that in the absence of harm, it is considered that the character and appearance of the conservation area has been preserved. The general presumption against demolition would not apply in this instance, nor would exceptional circumstances be required to justify the works that have been carried out. For these reasons, the front garage extension is considered acceptable, and the demolition works were not considered to be contrary to the Planning (NI) Act 2011, SPPS or PPS6.</p>
9.12	<p><i>Retrospective Application Received</i></p> <p>With reference to the objectors concerns that the application is retrospective, alterations to existing, three-dimensional built form are not prohibited under conservation policy, nor do they automatically equate to adverse harm. All proposals for new development must be assessed on their individual merits and within their specific context, and SPPS 6.19, PPS6 and the Malone CA Design Guide give clear direction that proposals can be accommodated providing they are sympathetic to the characteristic built form of the area, and they respect the characteristics of adjoining buildings by the way of its scale, form materials and detailing.</p>
9.13	<p>The garage projects 1.8m further forward, otherwise its general scale and built form have not changed; it remains single storey with the same width, shoulder height, ridge height and matching hipped roof profile; and is still subordinate to the main dwelling. Given its similarities to what existed previously, and the minor increase in size; it is considered that the scale, form, materials and detailing of the garage as constructed remain sympathetic to the characteristic built form, and respectful to the characteristics of the existing dwelling, adjoining buildings, and the wider area in general. It therefore is considered the works comply with SPPS, PPS6, and the Malone - CA design guide in respect of three dimensional built form.</p>
9.14	<p>When assessing the impact of the extension, and comparing the level of this impact above and beyond what existed previously on site, it is considered that the works do not conflict with SPPS, PPS6, or the Malone CA Design Guide in terms of three dimensional built form, scale, materials, detailing and protection of established building lines. It is considered that by simply extending the existing garage by 1.8m has not automatically resulted in demonstrable harm or ‘adverse impact’ as noted in the objection, or that it has tipped the balance from what was considered an acceptable and ‘characteristic’ built form, to one that is consequently harmful and uncharacteristic. It follows therefore that the second test of demolition under PPS6 Policy BH14 has also been met.</p>

9.15	<p><i>Proposal breaches 'building line' along Broomhill Park</i></p> <p>In response to objections stating that the proposal breaches the building line along Broomhill Park, the importance of protecting building lines is highlighted within the Malone CA Design Guide, which clarifies that building lines are predominantly defined by front façades (rather than garages or other outbuildings, the majority of which are normally located to the rear of dwellings within the conservation area). In particular paragraph 5.3.10 states: <i>'existing buildings normally have a common relationship with the public realm in terms of distance back from their front boundaries. The building line is generally determined by reference to the main façades of buildings which by following a consistent line, establish continuity of street frontage and an avoidance of disruptive setbacks. A building line is not determined by reference to the front face of projecting bays'</i>.</p>
9.16	<p>Crucial to this assessment is the fact that the garage already existed to the front of No.10 and No.12, and therefore breached the building line formed by their main facades. Whilst this is certainly an anomaly compared to standard plot layouts in the conservation area, it was evidently a design feature and characteristic which at the time was accepted and not considered harmful in its context. Extending the garage in situ has not changed the common relationship of the existing façades with the public realm; the building line and distance back from front boundaries remain consistent, no set back has been introduced, nor has there been any disruption or dilution of the contribution made by the existing buildings, which remain visually prominent. It is considered that the building line of these two properties remains unharmed.</p>
9.17	<p>Turning to the two properties at the end of each row, No.8 and No.14, it is acknowledged that the garage now projects slightly beyond their building line. It is noted that this line is not formed by their front facades, neither of which front south onto Broomhill Park as per Nos.10 and 12, but nonetheless it is accepted that by turning the corner they do provide a frontage onto the road from which a building line can be measured. When viewed from within the wider street scene however, this line is not as visually evident as on plan form; as a result of the notable plot widths, layouts and boundary screening, they do not present a visually continuous, consistent building line such as that of Nos.10 and 12; i.e. two adjacent properties of visually similar scale, form, frontage and distance from the public realm. Furthermore the garage is located a notable distance from the gable ends of both No.8 and No.14, and when combined with its single storey aspect and the boundary screening along and between each property, it is considered that a breach of this line is neither readily noticeable nor harmful. As such, it is considered there has not been any conflict with the Malone CA Design Guide, in that all existing building lines remain suitably intact and visually unaffected by the minor extension of the garage.</p>
9.18	<p><i>Contrary to 'A Design Guide for the Malone Conservation Area</i></p> <p>In response to objection stating that the proposal is contrary to the Design Guide for Malone CA. The proposal has been assessed against 'A Design Guide for the Malone Conservation Area'. The proposal has also been assessed by the Belfast City Council Conservation and Heritage Officer. With particular reference to the Malone CA design guide, paragraphs 5.2.32 and 5.2.44–5.2.47 give clear direction for new extensions to be constructed to rear walls, and for replacement/new garages to be located to the rear of the site/behind the rear building line. This however was neither the creation of a new extension, nor the introduction of a new/replacement garage within the site; this was a minor alteration/extension to an existing garage which was already positioned in front of the main façade of the dwelling. As such one cannot reasonably assess its extension in the same way as a new/replacement garage, nor is it appropriate to isolate specific wording from policy which otherwise refers to the principle of erecting an entirely new structure. Importantly however, as can be seen in the comparative</p>

	<p>photographs (provided in the objection from Gravis Planning) the enlargement of the garage by 1.8m has not had a detrimental impact on the main façade of the parent dwelling, the visual gaps between the properties, the visual appreciation of the plot depth, or gable articulation. The contribution of the original dwelling remains as before, and respectively there is no evidence to support the claim that enlarging the garage by 1.8m has directly resulted in demonstrable harm or adverse impact on the character or appearance of the conservation area. It is considered that there is no conflict with these provisions of the Malone CA design guide.</p>
9.18	<p><u>Impact on amenity</u></p> <p>The proposed extension is considered to be in accordance with Policy EXT1 of the addendum to PPS7 in that the proposal will not unduly affect the privacy or amenity of neighbouring residents. As per paragraph A37 of the Addendum to PPS7 an angles test has been carried out. It is considered that the proposal will not raise any issues in relation to overshadowing and loss of light, as the extension meets the 60 degree angles test and no overshadowing will occur to the neighbouring properties. There is also sufficient space remaining within the curtilage of the property for recreational and domestic purposes including parking and the manoeuvring of vehicles.</p>
9.19	<p>In summary, it is considered that both the demolition and redevelopment works carried out were acceptable under SPPS, PPS6, the Malone CA design guide, and were in line with the provisions of the Planning (NI) Act 2011. There has been no demonstrable harm or adverse impact as a direct result, and the character and appearance of the conservation area has been suitably preserved.</p>
9.20	<p><u>Conclusion</u></p> <p>On balance, taking into account relevant planning policy legislation, representations received and other material considerations, it is considered that the proposal would integrate well with the existing dwelling and would not detract or harm the character and appearance of the surrounding area in accordance with Policy EXT1 of PPS7 (Addendum): Residential Extensions and Alterations, PPS6, the Design Guide and the SPPS. It is considered that the proposal would preserve the character and appearance of the Malone Conservation Area.</p>
9.21	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p>
10.0	Summary of Recommendation: Approval Subject to Conditions
11.0	<p><u>Conditions</u></p> <p>1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.</p> <p>Reason: This is a retrospective application.</p> <p><u>Informatives</u></p> <p>1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 07/01/2021 Drawing Nos 01 and 02.</p>

Notification to Department (if relevant) N/A

Representations from Elected members:

Request for application to be brought before Planning Committee made by Cllr Tracy Kelly.

ANNEX

Valid	22.12.2020
Date First Advertised	15.01.2021
Date Last Advertised	26.03.2021

Details of Neighbour Notification (all addresses)

21.01.2021

6 Broomhill Park Central,Belfast,Antrim,BT9 5JD

8 Broomhill Park Central,Belfast,Antrim,BT9 5JD

12 Broomhill Park,Belfast,Antrim,BT9 5JB

14 Broomhill Park,Belfast,Antrim,BT9 5JB

15 Broomhill Park,Belfast,Antrim,BT9 5JB

16-18 ,Broomhill Park,Belfast,Antrim,BT9 5JB

17 Broomhill Park,Belfast,Antrim,BT9 5JB

19 Broomhill Park,Belfast,Antrim,BT9 5JB

21 Broomhill Park,Belfast,Antrim,BT9 5JB

Date of Last Neighbour Notification	04.03.2021
Date of EIA Determination	N/A
ES Requested	No

Drawing Numbers and Title

01 Site location & site plan, existing plans and elevations

02 Proposed site plan, proposed plans and elevations

Notification to Department (if relevant) – N/A

Elected Representatives: Councillor Tracy Kelly

Development Management Officer Report Committee Application

Addendum Report	
Committee Meeting Date: Tuesday 20 th April 2021	
Application ID: LA04/2020/0426/F	
Proposal: Proposed re-construction of petrol station and ancillary retail until including the replacement of fuel tanks, pumps and canopy alterations. Alteration to roof of hot food take away, compactor and provision of an EV charging facility (amended description)	Location: 228-232 Stewartstown Road Belfast
Referral Route: Under section 3.8.2(a) ii of the Scheme of Delegation, retailing space greater than 500 square metres gross floor space outside the City Centre or District Centres where an objection to the proposal has been received should be heard at planning committee.	
Recommendation: Approve	
Applicant Name and Address: Hoey Family Pension Fund c/o 204 Concession Road Crossmaglen Co Armagh BT35 9JD	Agent Name and Address: McKeown & Shields Associates Ltd 1 Annagher Road Coalisland Co Tyrone BT71 4NE
Executive Summary: A report was published in 12 January 2021 in advance of the application being presented to Planning Committee on 19 January 2021, however as an objection was received at a late stage on the 18 January 2021, the application was removed from the agenda to allow time for further consideration. Since this time, the description of the proposal has been altered and the revised description has been advertised in the local press and neighbour notified. This addendum should be read in conjunction with the full report attached below. Two further objections have been received from the owner occupiers of the adjacent Becketts Bar as summarised below. Objection received 18th January 2021 The further objection received from a legal representative of the owners and tenants of the adjacent neighbouring Beckett's Bar refers to 3 no. written objections from Carlin Planning which were submitted on behalf of the neighbour. The representation sets out that these objections should be considered in full. The objections relate to a number of issues including intensification of the site and road safety and are dealt with in the case officer report and this addendum. The objector raised anomalies with the floor space figures as presented by the agent, and states that 88 sqm of additional retail floor space would be created and not 45 sqm and therefore parking provision should be increased.	

Further consideration of the floorspace figures revealed that floor space indicated on plans were accurate. However, figures relating to uses at question 24 of the P1 application form were incorrect. The table below sets out the floor-space. This table was published to the planning portal on 03.02.2021.

There is a total increase in floor space of 108sqm at the proposed petrol filling station shop, 88sqm of which is retail use. There is no change in the footprint of either the chip shop or nail bar to the front of the site.

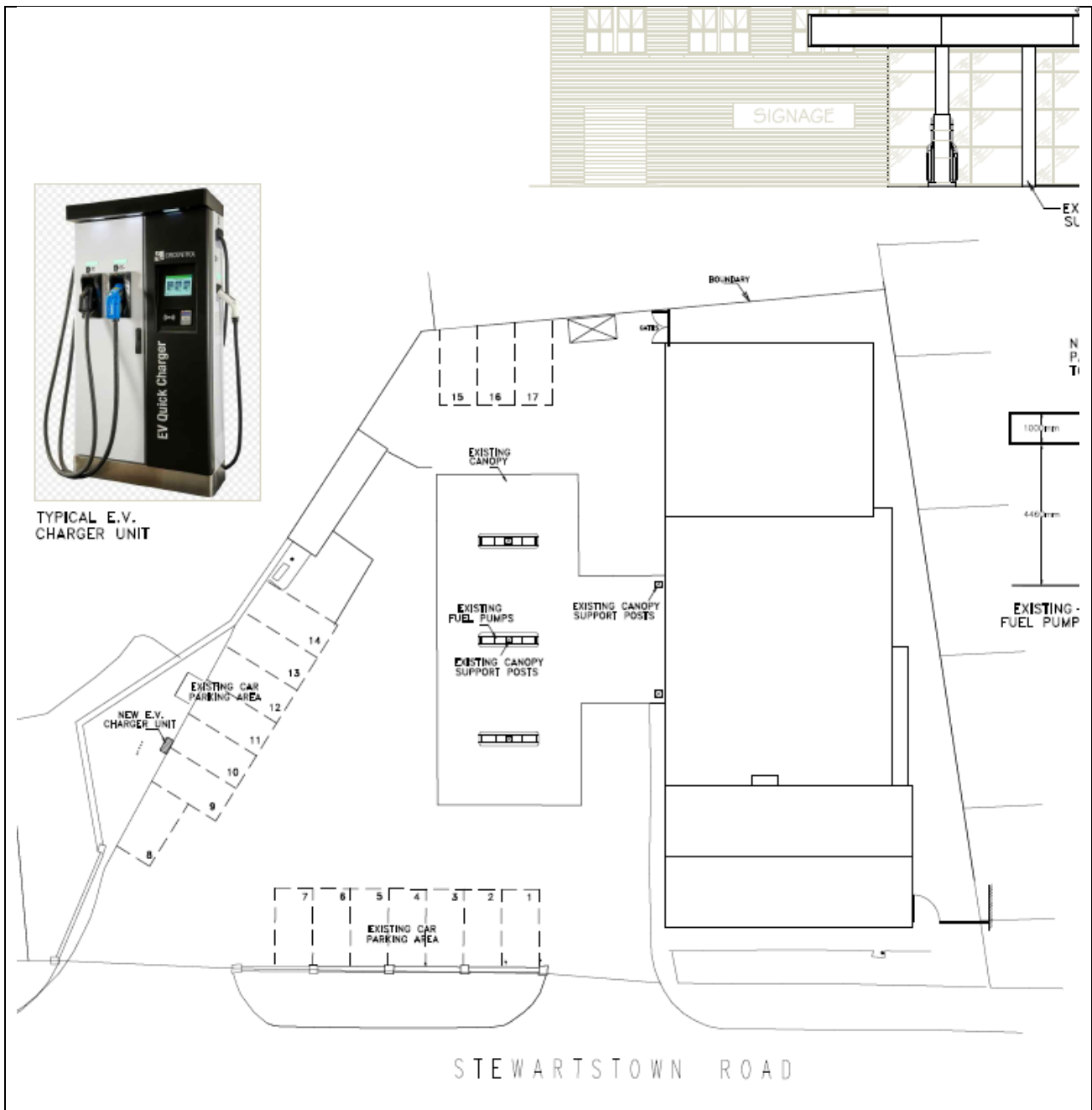
DFI Roads was forwarded a copy of the late objection 18th January 2021, they responded raising no objection to the proposal.

	Pre Fire Floorspace		Proposed Floorspace	
Petrol Filling Station	Retail	Non-retail / ancillary	Retail	Non-retail / ancillary
	192	157	280	177
	Total 349sqm		Total 457sqm	

No change

Chip Shop	Retail	Non-retail
	50	92
	Total 42sqm	
Nail Bar	90	25
	Total 115sqm	

Car park Spaces	17	17



PROPOSED SITE LAYOUT PLAN SCALE 1:200

Amended description

As a result of this objection it became apparent that the description of the proposal did not clearly inform the reader of exactly what development was proposed. The description was amended to remove reference to the ATM as it benefits from planning permission, and to indicate that there is no change to the footprint of the chip shop, but there is a change to the roofline. The pitched roof of the single storey element of the shop along the north boundary of the site is to be removed, the roofline is to be incorporated into the main roof of the PFS shop. It has been readvertised in local press and the statutory date expired (13.03.2021).

Objection received 5th March 2021

The further objection received on behalf of Becketts Bar raising the same issues as previously. Intensification of the site will lead to increase flow of traffic and shortfall of parking spaces.

DFI have been re-consulted and confirm again that there will be no negative impact on vehicle or pedestrian safety.

DFI conclude that with regard to trips in and out of the site this is self-limiting beyond a certain point and potential customers will either drive on to a different PFS or park up in the locality when there are no parking spaces available. Therefore the marginal difference between the two sets of figures will have limited measurable impact beyond a slight increase in the likelihood of the spill over parking. The site is accommodating as much parking as possible without having a negative impact on safe vehicle and pedestrian manoeuvring entering, within and exiting the site.

The objector again raises inaccuracy of figures. The breakdown at Q24 of the P1 form was inaccurate and unclear as it was not clear whether the chip shop and nail bar to the front of the site had been incorporated. This has now been rectified in line with the table above, the chip shop and nail bar are not included in these figures as there is no change to the use or floorspace as exists.

Conclusion

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

Recommendation:

The application is recommended for Approval with delegated authority sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.

Development Management Officer Report Committee Application

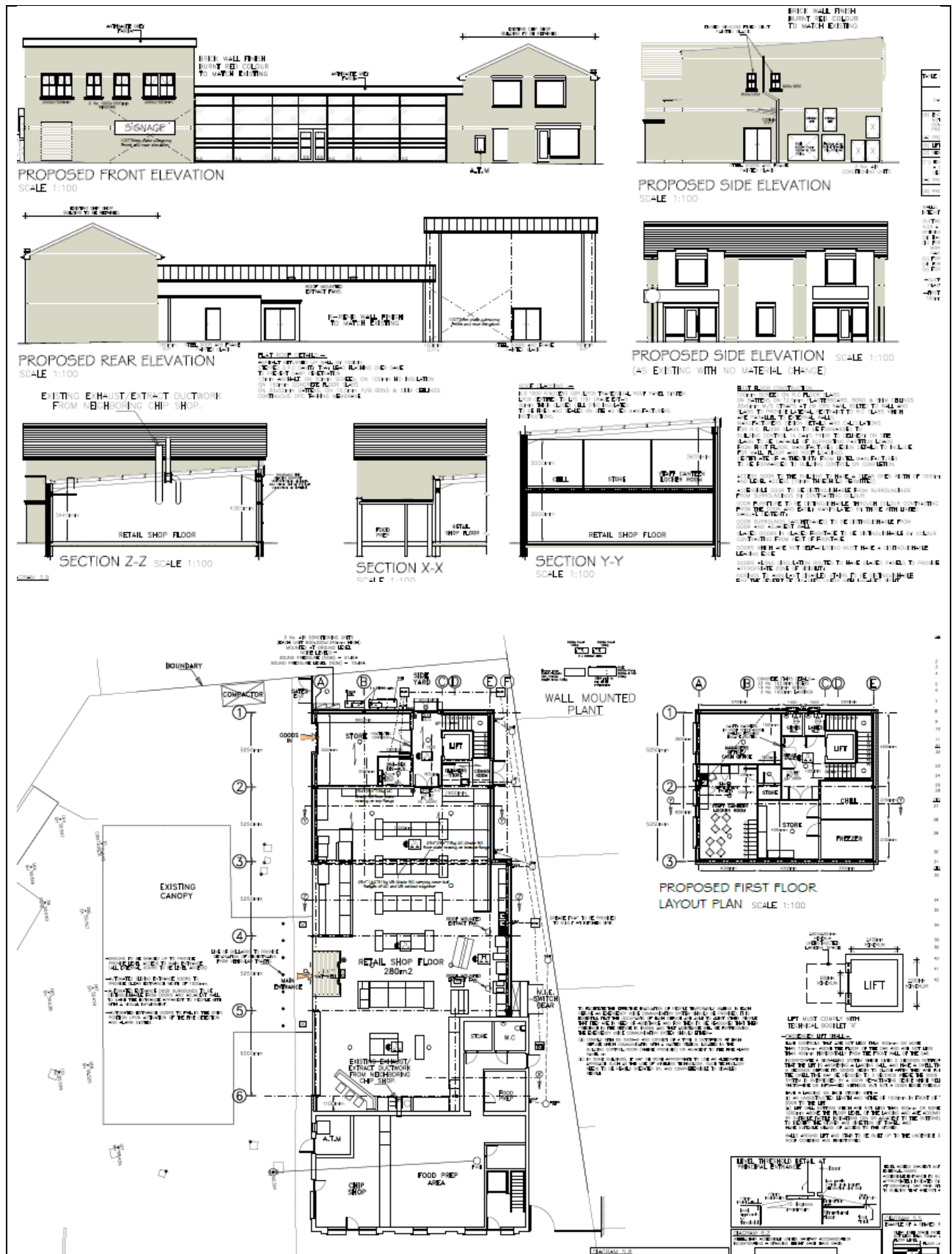
Summary	
Committee Meeting Date: Tuesday 19 January 2021	
Application ID: LA04/2020/0426/F	
Proposal: Proposed re-construction of petrol station and ancillary retail unit including the replacement of fuel tanks, pumps and canopy alterations. Retention of hot food takeaway unit, ATM, Compactor and provision of an EV charging facility.	Location: 228-232 Stewartstown Road Belfast
Referral Route: Under section 3.8.2(a) ii of the Scheme of Delegation, retailing space greater than 500 square metres gross floor space outside the City Centre or District Centres where an objection to the proposal has been received should be heard at planning committee.	
Recommendation: Approve	
Applicant Name and Address: Hoey Family Pension Fund c/o 204 Concession Road Crossmaglen Co Armagh BT35 9JD	Agent Name and Address: McKeown & Shields Associates Ltd 1 Annagher Road Coalisland Co Tyrone BT71 4NE
Executive Summary: This application seeks full planning permission to reconstruct a fire damaged petrol station and associated shop. The main issues are: - <ul style="list-style-type: none"> - Road safety - Impact on residential amenity - Design and layout The site is located within the development limits as designated in Belfast Urban Area Plan and draft BMAP. The application has been assessed against relevant planning policy, dBMAP, SPPS and PPS3. One objection has been received from the adjacent business owners/tenants of the Bar/Restaurant. The concerns raised primarily relate to overdevelopment, intensification of the site, road safety, traffic flow, parking and circulation. Consultees offer no objection to the proposal The proposal will allow existing fire damaged facilities to be reinstated and upgraded to a modern petrol filling station with retail facility which will support the needs of the local community. The layout, design and appearance is typical of contemporary retail PFS Services. There will be no significant impact on the amenity of neighbouring dwellings and consultees have considered noise, nuisance and traffic and raise no objections. Upon completion of the works to reinstate the shop on its former footprint the temporary shop facility, which was built on an area of parking within the site, will be removed. On balance it is considered that the proposal is in keeping with planning policy and is acceptable.	

It is recommended for Approval with delegated authority sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.

Case Officer Report

Site Location Plan





Characteristics of the Site and Area

1.0	Description of Proposed Development
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	<p>Fire broke out at the petrol station in 2017 and since this time the service station has been operating from temporary premises on site which is built on area previously used for parking along the northern boundary. Planning permission is sought for the reconstruction of the petrol station and ancillary retail unit, including the replacement of fuel tanks, pumps and canopy alterations and retention of hot food take away unit, ATM, compactor and provision of an EV charging facility.</p> <p>The proposal sits on a similar footprint to what was in place before the fire, however the two storey element is to be extended closer to the western boundary of the site. There is no change to the retail units (chip shop and nail bar) which front onto the Stewartstown road. Behind the chip shop, a retail unit with ancillary office and storage is proposed.</p> <p>The proposed ground floor now has an area of 280sqm used for retail and storage. Upstairs will be further storage space, staff canteen and locker room and freezers (125sqm). The building will be partly glazed, with the 2 storey element clad in brick. A lift is to be incorporated in the scheme which allows the building to be disability compliant.</p> <p>Externally, the canopy in place will be retained but upgraded with new architectural red panelling, as will existing fuel pumps and canopy support posts. Fuel tanks underground are to be replaced.</p> <p>A new electrical car charger is included along the south boundary adjacent to existing car parking area and an ATM (cash machine) in situ in the wall of the chip shop is to be retained.</p> <p>A compactor is proposed to be located along the west boundary.</p>
2.0	<p>Description of Site</p> <p>The site with an area of 0.23ha is located on the right side of the Stewartstown Road travelling out of town. To the south of the petrol station is 'Becketts' a public house and restaurant. To the north semi-detached residential units and to the east on the opposite side of Stewartstown Road is a long established housing estate. To the west of the petrol station there is a significant change in levels, with a steep grassed retaining bank and high density housing beyond.</p> <p>The site itself is flat. It is currently marked out with 17 parking spaces, the canopy area covers 6no. pumps. The chip shop in situ to the front of the site appeared to be operating. It appeared the fire did not significantly damage units to the front. The retail element associated with the petrol station previously in place has gone completely and staff are operating from a temporary single storey structure which sits along the west boundary of the site. Prior to the fire, the area where the temporary shop is located was used for car parking.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Relevant Site History</p> <p>LA04/2017/0336/F – 232 Stewartstown Road. Retrospective permission single storey temporary shop facility and plant (Electric Generator and Oil Tank) (Amended Address) Granted 09.11.17</p> <p>LA04/2017/1182/A – 232 Stewartstown Road -Shop signage and advertising boards Granted 31.10.2017</p>

	S/2005/1624/F - Extension to existing retail unit to provide 3 no. ground floor non-food retail units and 3 no. A2 office accommodation at first floor (amended plans and description) Granted 29.05.2007 S/1987/0800 - Service Station.
4.0	Policy Framework
4.1	Regional Development Strategy 2035
4.2	Belfast Urban Area Plan 2001
4.3	Draft Belfast Metropolitan Area Plan 2015
4.4	SPPS – Good design paragraphs 4.32-4.30 Town centres and retailing paragraphs 6.272- 6.283
4.5	Planning Policy Statements 3 – Access, Movement and Parking Policy AMP1 Creating accessible environment Policy AMP2 – Access to public Roads Policy AMP7 – Car parking and service arrangements
5.0	Statutory Consultees Responses
5.1	DFI Roads - DfI Roads noted that this replacement application is similar to a significant extent, as what was previously in situ prior to the fire. DfI state that the site has functioned without significant traffic issues. The increase in office and retail capacity is likely to have a modest increase in parking demand. In terms of the amenity impact from traffic, whilst there will be an increase, it is modest and typical of local retail facilities and will be contained to the site and is therefore considered acceptable. The site access is not to the dimensions recommended in DCAN 15 however this is also the case with the current arrangement. The location and design offers excellent visibility in both directions onto the Stewartstown Road in both directions. The central hatching, and the gap therein, provides an adequate refuge for right turning traffic entering the site. DfI offered no conditions but recommended a number of Informatives to be included in the decision notice.
5.2	NIW advised that the premises was already connected to the sewage network and that there is available capacity for waste water. No objection to the proposal was made.
5.3	NIEA - Regulation Unit Land and Groundwater team were consulted as requested by Environmental health, they raised no objection to the reconstruction of the petrol station subject to conditions
5.4	DFI Rivers - the site does not lie in the flood plain and is not liable to flood.
6.0	Non-Statutory Consultees Responses
6.1	BCC Environmental Health- Environmental health team assessed the proposal and requested an updated environmental site assessment and generic risk assessment as fuel tanks are to be replaced as part of this application. With regard to noise, a noise impact assessment was requested and submitted which indicated that the freezer room is the source of most noise and 2no. fans on the roof. Having considered all the supporting information EHO are content subject to conditions with respect to both Contamination and Noise.
7.0	Representations

7.1

The application has been neighbour notified and advertised in the local press. 3no. letters of objection have been received on behalf of the owners and tenants of the neighbouring Public House –Becketts.

Letter 1 received 27 May

- The objector queries floor space calculations, stating there is an increase in retail space from 200sqm to 504sqm. However, there is an acceptable modest increase in gross floor space from 500sqm to 545sqm of pre fire petrol filling station retail floor space

Site Element	Existing (m²)			Proposed (m²)		
	Gross Floorspace	Gross Retail Floorspace	Net Retail Floorspace	Gross Floorspace	Gross Retail Floorspace	Net Retail Floorspace
Store	500	450	-	545	380	-
Hot Food Takeaway	-		50	-		50
Tanning Studio/ Nail Bar	90	-		90	-	

7.2

Proposal is contrary to policies AMP2 & AMP7 of PPS3.

- Objector concerned capacity of car parking has not increased with intensification of the site. The objector has calculated that the proposal will require 37 spaces and only 17 spaced have been provided.

DFI Roads is satisfied that the arrangement in place prior to the fire is acceptable. The proposal reinstates the shop on its previous footprint with a modest extension; the temporary shop will be removed when complete allowing previous hardstanding to become available for parking again.

7.3

- no transport assessment has been submitted.-

Transport Assessment Form was submitted and uploaded to the portal on 04.03.20.

- Policy AMP2 requires location to be 'highly accessible' in order to reduce parking availability, objector doesn't believe this location to be highly accessible.

Planning is satisfied that the location is accessible on a classified B-road.

- Access arrangement not in keeping with DCAN 8 –

DFI Roads are satisfied, that whilst the access does not meet the standard it is operating and has not resulted in any significant issues and is therefore safe.

Letter 2

- Objector is not satisfied that DFI Roads refer to the proposal as a like-for-like replacement

DFI state 'DfI Roads notes that this application is, to a significant extent, a 'like for like' replacement.

Letter 3

- Site has been intensified over 15 years and is overdeveloped

There will be a degree of intensification of use on the site, this is not considered to be over development as the new building and use will not result in any significant negative impacts.

- Under provision of parking

Planning satisfied that with a modest increase in floorspace (45sqm) the current shared car parking arrangement is acceptable.

	<p>•Traffic build up along the Stewartstown Road</p> <p>DFI Roads satisfied that the proposal can be accommodated without traffic backing up on the main road.</p>
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	<p>Principle of Development.</p> <p>The site is located on white unzoned land in dBMAP and BUAP 2001. Planning permission was granted for the petrol station in 1987, the use has been established and the principle of reconstruction is acceptable. The proposal is considered to be in compliance with the development plan.</p>
9.2	<p>Design and Layout</p> <p>Prior to the fire the retail unit (to be replaced) and store associated with the retail unit were 2 separate buildings, storage is now to be incorporated in a single unit which will improve the appearance of the site.</p> <p>The proposed sits on a similar footprint to what was in place before the fire (45sqm larger), the two storey element that existed extends toward the western boundary. There is no change proposed to the retail units (chip shop and nail bar) which front onto the Stewartstown road.</p> <p>The building will be partly glazed, with the 2 storey element clad in brick to a maximum height of 8.5m. A lift is to be incorporated in the scheme which allows the building to be disabled- person friendly.</p> <p>Externally, the canopy in place will be retained but upgraded with new architectural red panelling, as will existing fuel pumps and canopy support posts. A new electrical car charger is included along the south boundary adjacent to existing car parking area. An ATM (cash machine) in situ is to be retained. A compactor is proposed to be located along the west boundary. The layout of the fore court has not changed from what was previously in place.</p> <p>The design and layout of the proposal is acceptable.</p>
9.3	<p>Impact on residential amenity</p> <p>The proposed will sit adjacent to rear gardens of semi-detached properties at Foxes Glen. There are no windows proposed along the rear elevation of the new unit. There will be no overlooking of these properties. The outlook for these residents will not be harmed, the proposed will have an improved appearance compared to what was previously in place. Residents on the opposite side of the Stewartstown Road will not be impacted, they benefit from a separation distance of 40m from the petrol station.</p> <p>A Compactor will sit along the west boundary, however, the change in level at this boundary helps mitigate potential noise nuisance. Environmental Health has assessed the noise impact and are satisfied residential amenity will not be harmed.</p> <p>It is considered that residential amenity will not be negatively impacted by the proposal.</p>
9.4	<p>Retail Impact</p> <p>There are no changes to be made to the two shop units which front onto the Stewartstown Road. With the new retail unit associated with the petrol station incorporating the 2 storey</p>

	store, there will be an overall increase of 45 sqm in floorspace of the unit. This increase in floor space is not considered so significant that it will impact other retail provision in the wider area and given the long established nature of the site as a PFS with retail offer is considered acceptable at this location.
9.5	<p>Access, Parking and Road safety</p> <p>Dfi Roads have raised no objection to this proposal.</p> <p>DFI Roads have stated that the increase in office and retail capacity is likely to have a modest increase in parking demand, which is at this location, primarily an amenity issue impacting adjacent businesses. Local business which could be impacted are the chip shop and nail bar which are within the remit of this application. Becketts Bar and restaurant has its own private car park. There are no other local business that would be affected.</p> <p>PPS3 - Policy AMP7 allows for the justification for the provision of a reduced level of parking standards. It states a reduction is acceptable where development is in a highly accessible location and well served by public transport, or where shared car parking is available.</p> <p>The site is well served by public transport, there had been no issues with parking at this site prior to the fire. As each of the businesses within the site have different peak hours of use they benefit from sharing the car park. Planning Service is satisfied that the amenity of local business will not be negatively impacted by the scheme.</p> <p>With regard to the site access there are no changes proposed to the existing arrangement for access and egress and the proposal is for reinstatement of the fire damaged shop and replacement of the existing canopy. DFI Roads clarify that the site access is not to the dimensions recommended in DCAN 15, however this is also the case with the current arrangement. DFI state further that the location and design of the access offers excellent visibility onto the Stewartstown Road in both directions. The central hatching, and the gap therein, provides an adequate refuge for right turning traffic entering the site. The proposal retains this arrangement as exists.</p> <p>The proposal is acceptable in terms of PPS3.</p>
9.6	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p> <p>Approval</p>
10.0	Conditions
10.1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of the permission.</p> <p>Reason: As required by Section 61 of the Planning Act (NI) 2011.</p>
10.2	<p>Hours of operation</p> <p>The shop will be open between the hours of 07:00 to 23:00 Monday to Saturday and between the hours of 08:00 to 23:00 on a Sunday.</p> <p>Deliveries and collections by commercial vehicles shall only be made to and from the site between the hours of 07:00 and 22:00 Monday to Saturday and at no time on a Sunday.</p> <p>Reason: In the interest of residential amenity.</p>

10.3	<p>All plant and equipment associated with the development hereby permitted, shall be selected, designed and installed so as to achieve a combined rating level (LAr) no greater than the representative (daytime and night time background sound level (dBLA90) when measured or determined at the façade of nearby noise sensitive residential premises in accordance with BS4142:2014+A1:2019.</p> <p>Reason: In the interest of residential amenity.</p>
10.4	<p>The location of Plant and equipment at the hereby permitted development shall be in accordance with the McKeown and Shields Associates drawings referenced JA1273/104/A1(C) and JA1273/105/A1(C) and as referred to in figure 3 of the updated RSK Noise Impact Assessment, dated 23rd July 2020, ref: 602782.</p> <p>Reason: In the interest of residential amenity.</p>
10.5	<p>Prior to the operation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Authority, a Verification Report. This report must demonstrate that the remediation measures outlined in the RSK Ireland report entitled 'McKeown & Shields Associates Ltd, Updated Environmental Site Assessment and Generic Quantitative Risk Assessment & Remedial Strategy: 228 Stewartstown Road, Belfast, 602777-R1 (01), dated 22nd July 2020' have been implemented.</p> <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance. In particular, this Verification Report must demonstrate that:</p> <ul style="list-style-type: none"> o All fuel storage tanks and associated infrastructure have been fully decommissioned and removed from the site in line with Pollution Prevention Guidance (PPG27), and the quality of surrounding soils and, if necessary, groundwater has been verified by suitable sampling and assessment. <p>Reason: Protection of human health.</p>
10.6	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health.</p>
10.7	<p>Within 1 month of the occupation of the new premises, the temporary shop facility and all associated plant and equipment will be removed and lands restored as per approved Layout Plan.</p> <p>Reason: To ensure orderly development of the site</p>
10.8	<p>Prior to the development hereby approved becoming operational, parking spaces shall be reinstated as shown on site layout plan drawing no. 04 bearing Belfast City Council date stamp 13 Feb 2020.</p> <p>Reason: To ensure orderly development of the site.</p>

	<p>Informatives</p> <p>The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.</p> <p>.Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast South Section Office, 1a Airport Road, Belfast BT3 9DY (ph. 028 9025 4600 for advice or to arrange an appointment). A monetary deposit will be required to cover works on the public road.</p> <p>Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.</p> <p>All construction plant and materials shall be stored off the adopted road.</p> <p>It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.</p> <p>Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.</p>
	<p>Notification to Department (if relevant)</p>
	<p>Representations from Elected members</p>

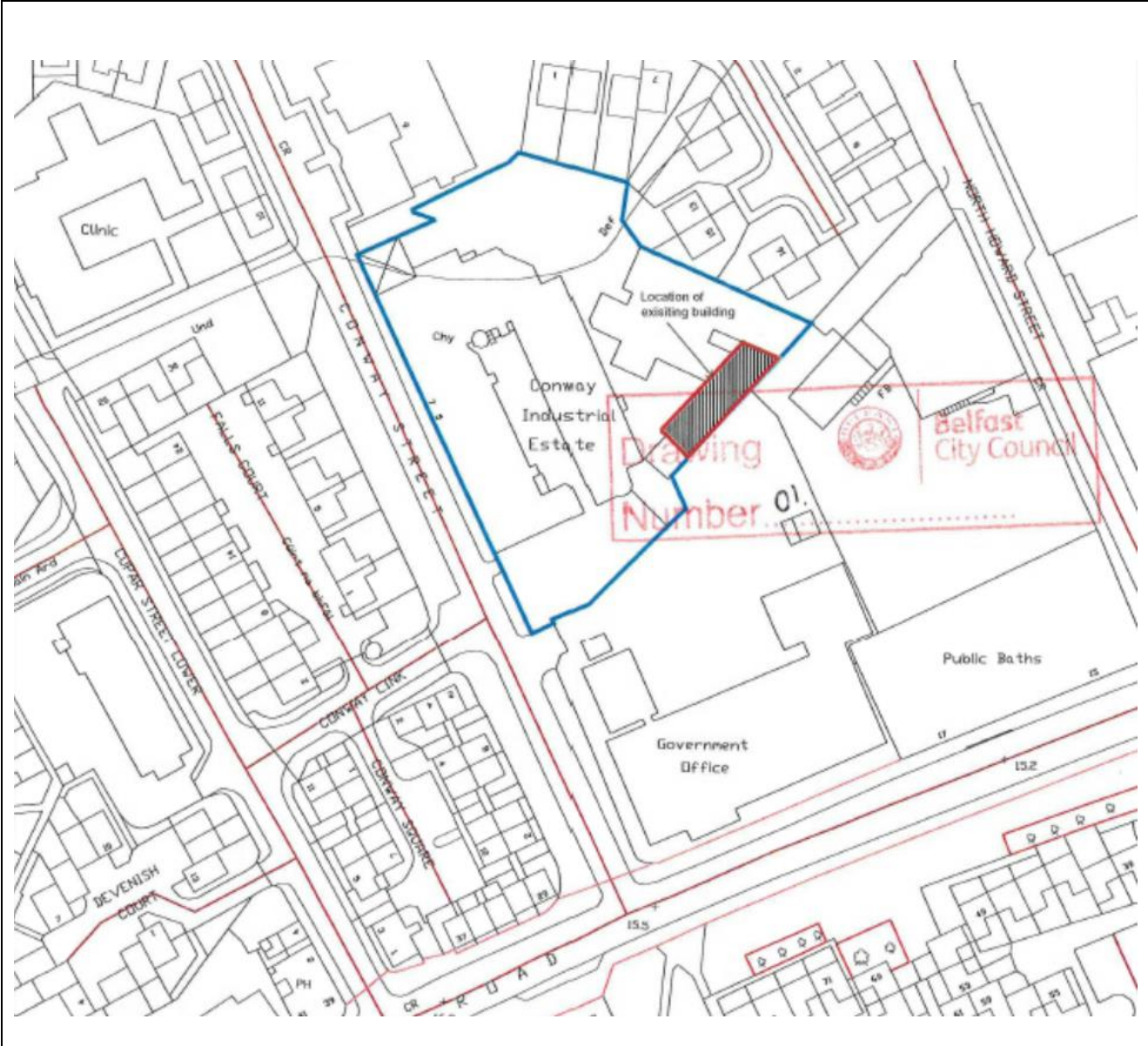
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Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2020/1783/F	Committee Meeting Date: 20 th April 2021
Proposal: Change of use and refurbishment of the ground floor and part of the first floor of a three storey building in the Conway Mill Complex to provide a new training gym with elevational changes.	Location: St John Bosco ABC Conway Mill 5-7 Conway Street Belfast
Referral Route: Application partly funded by Belfast City Council	
Recommendation: Approval Subject to Conditions	
Applicant Name and Address: Irish Amateur Boxing Association House of Sport 2a Upper Malone Road Belfast	Agent Name and Address: McLean & Forte Partnership 96 York Road Belfast BT15 3HF
<p>Executive Summary: The application seeks full planning permission for a change of use and refurbishment of the ground floor and part of the first floor of a three storey building in the Conway Mill Complex to provide a new training gym with elevation changes.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> - Principle of Development & Acceptability of Proposed Use - Impact on listed building - Road Issues - Impact on the Surrounding Character - Contamination and Noise <p>It is considered that the proposed change of use and alterations will not adversely impact the character and appearance of the surrounding area and will not impact on surrounding neighbouring properties.</p> <p>No objections have been received.</p> <p>Consultees offered no objection to the proposal.</p> <p><u>Recommendation – approval subject to conditions</u> Having had regard to the extant development plan, the draft development plan, relevant planning policies, and other material considerations the proposed development on balance is considered to be acceptable.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
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1.0	Description of Proposed Development
1.1	Planning permission is sought for a change of use and refurbishment of the ground floor and part of the first floor of a three storey building in the Conway Mill Complex to create a new training gym. Elevation changes are also proposed.

2.0	Description of Site.
2.1	The site is a former outbuilding/warehouse associated with a former Mill Building that is now in community use. The site forms one of three outbuildings and is mainly finished in render and slate and is located within the curtilage of the former Mill.
2.2	Conway Mill 5-7 Conway Street is a Grade B2 listed building of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.

2.1	The site is a former outbuilding/warehouse associated with a former Mill Building that is now in community use. The site forms one of three outbuildings and is mainly finished in render and slate and is located within the curtilage of the former Mill.
2.2	Conway Mill 5-7 Conway Street is a Grade B2 listed building of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.

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Planning Assessment of Policy and other Material Considerations	
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3.0	Planning History
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	No relevant planning history on site.
4.0	Policy Framework
4.1	<p><u>Planning policy framework and guidance included:</u> Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2004 & 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p> <p>SPPS for Northern Ireland Planning for a Sustainable Environment</p> <p>Planning Policy Statement 3: Access, Movement and Parking</p> <p>Planning Policy Statement 4: Planning and Economic Development</p> <p>Planning Policy Statement 6: Planning Archaeology and the Built Heritage</p>
5.0	Statutory Consultee Responses
	<p>DfI Roads Service – No objection with condition</p> <p>NI Water – No objection</p>
6.0	Non-Statutory Consultees Responses
	<p>BCC Environmental Health – No objection with conditions</p> <p>Historic Environment Division – No objection</p>
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No third party representations have been received.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> - Principle of Development & Acceptability of Proposed Use - Impact on listed building - Road Issues - Impact on the Surrounding Character - Contamination and Noise
9.2	<p><u>Principle of Development & Acceptability of Proposed Use</u></p> <p>The site is identified as white-land in the BUAP and zoned as an area of major existing employment/industry within the 2004 dBMAP and 2015 dBMAP. The SPPS advises that sustainable development should be granted for development that accords with the area plan and causes no harm to areas of acknowledged importance. Planning Policy PED 7 of PPS 4 requires that land zoned for Economic Development use is retained.</p>
9.3	The site is an outbuilding associated with a former Linen Spinning Mill, the principal Mill Building has been listed for its historic significance within the local and greater surrounding

	<p>area. The Mill buildings and the associated outbuildings are shown within the draft Development Plan 2004 to be zoned for economic use and within the dBMAP 2015 as land zoned for existing employment. The relevant policy (PED 7) of PPS 4 states that development that would result in the loss of land or buildings zoned for economic development would not be permitted unless the land has been substantially developed for alternative uses. The Mill Building is currently in use by up to 65 different community uses and small enterprises; a local museum is also housed within the adjoining outbuilding to the proposed site.</p>
9.4	<p>In addition, the boxing club is one of the existing community uses already established within the principal Mill Building, the proposal being to remove the club from this principal Mill Building to an adjoining outbuilding.</p>
9.5	<p>It is considered that the proposal to relocate the boxing club is acceptable within the context of the extant Development Plan (BUAP) which indicates the site is identified as white land and therefore is suitable for appropriate development. The site is zoned within the draft Development Plan (dBMAP 2004) as a major area of existing employment/industry and also within dBMAP 2015 as an area of existing employment. The thrust of policy PED 7 is to protect such land from inappropriate development. However, PED 7 acknowledges that if land has been substantially developed for alternative uses this must be considered. On balance, it is considered the proposed development is acceptable in policy terms, given the number of alternative uses already established in the building.</p>
9.6	<p>In addition, the boxing club is already housed within the overall site and it is considered that its proposed relocation to another vacant building within the site will not result in any greater loss of potential employment space within the overall site. The boxing club will have a total floor space of 270sqm - 195sqm at the ground floor and 75sqm at the first floor level.</p>
9.7	<p>For the reasons detailed above the principle and acceptability to the boxing club at this location is considered on balance to be acceptable.</p>
9.8	<p><u>Impact on listed building</u> HED Historic Buildings considered the proposal satisfies paragraph 6.12 of the SPPS and Policy BH 11 of PPS6. Based on the scale and location of the development, as it is minor alterations to an existing structure, HED Historic Buildings considers that the application poses no greater demonstrable harm on the setting of the listed buildings.</p>
9.9	<p><u>Road Issues</u> DfI no objection subject to the inclusion of a planning condition for provision of covered cycle parking to encourage alternative transport modes to the private car. The proposal is considered to comply with PPS3.</p>
9.10	<p><u>Impact on Surrounding Character</u> The proposal includes minimal changes to the façade of the building; the changes proposed relate to upgrading of existing doorways and steps to the front façade also the addition of first floor windows on the front façade and alterations to the existing side windows. All the proposed changes will have an outlook onto the existing yard of the complex and will have minimal impact on the wider surrounding character.</p>
9.11	<p><u>Contamination and Noise</u> A contamination report and a noise report were submitted. Environmental Health offered no objection to the proposal subject to conditions.</p>

9.12	<p>It was noted that the nearest residential dwellings is circa 22m from the proposed site with an existing warehouse building situated between the site and the dwellings. An hours of operation condition is recommended to ensure the protection of residential amenity.</p> <p><u>Conclusion</u></p> <p>The proposal is considered to be acceptable, it will provide community infrastructure making use of an existing building on site. The proposal will not negatively impact on the surrounding character or on neighbouring amenity.</p>
10.0	<p>Summary of Recommendation: Approval Subject to Conditions</p>
10.1	<p>Having regard for the policy context and the considerations above, the proposal is deemed on balance, acceptable.</p>
	<p>Summary of Recommendation: Approval</p>
11.0	<p>Conditions and Informatives</p>
	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>The development shall not become operational until provision has been made for two weather protected cycle parking spaces. These facilities shall be permanently retained.</p> <p>Reason: To encourage alternative transport modes to the private car.</p> <p>Prior to the operation of the proposed gym, the recommendations to reduce noise impact as outlined in the F.R Mark & Associates report titled Noise Impact Assessment for St John Bosco Amateur Boxing Club, Conway Mill.5-7 Conway Street, Belfast, dated January 2021 shall be implemented.</p> <p>The combined rating level (dB L_{Ar}, T) of all plant and equipment associated with the proposed development must not exceed 33 dBL_{Aeq},15 min at the facade of the nearest noise sensitive receptor as presented in the F.R Mark & Associates report titled Noise Impact Assessment for St John Bosco Amateur Boxing Club, Conway Mill.5-7 Conway Street, Belfast. Dated January 2021 and in accordance with British Standard BS 4142:2014 A1:2019 Methods for rating and assessing industrial and commercial sound.</p> <p>Reason: The protection of residential amenity</p> <p>The proposed gym must not operate beyond 07:00hrs to 23:00 hrs Monday to Friday and 08:00 hrs to 23:00 hrs Saturday and Sunday.</p> <p>Reason: The protection of residential amenity</p> <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p>

	<p>Reason: Protection of human health.</p> <p><u>Informative</u></p> <p>The developer is strongly advised consider all consultees comments prior to commencing this proposal. All relevant comments from Consultees can be viewed on the planning portal NI quoting application reference number.</p> <p>The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 16/09/2020 Drawing Nos 01, 02, 04 & 05</p>
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ANNEX	
Date Valid	13 th January 2021
Date First Advertised	29 th January 2021
Date Last Advertised	
Elected representative Interest: None Neighbours notified & Advertised : 8 Neighbours	
Date of Last Neighbour Notification	30 th September 2020
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site Location Plan 02 – Block Plan 03 – Existing Plans 04 – Existing & Proposed Elevations 05 – Proposed Plans	
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department:	

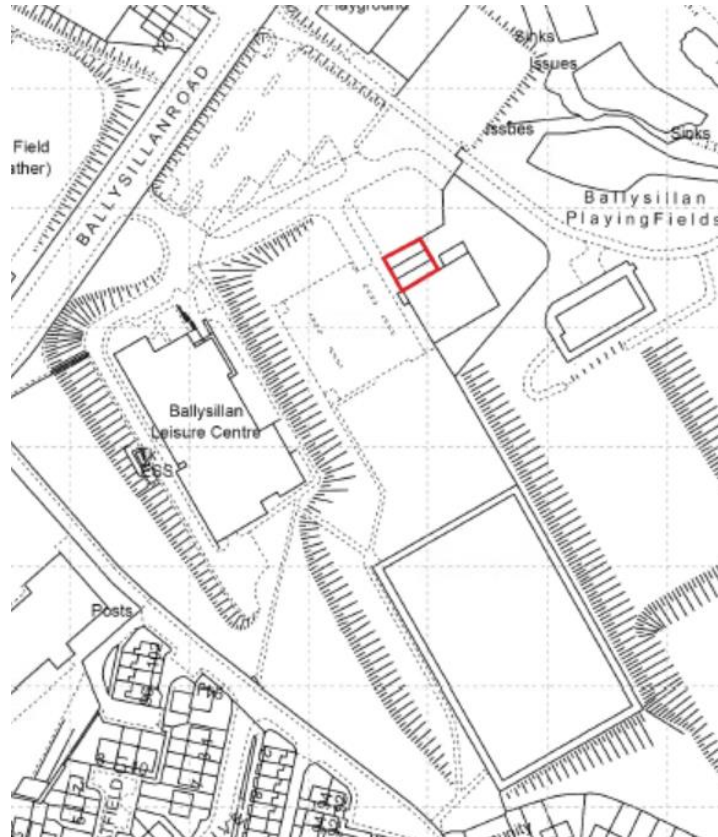
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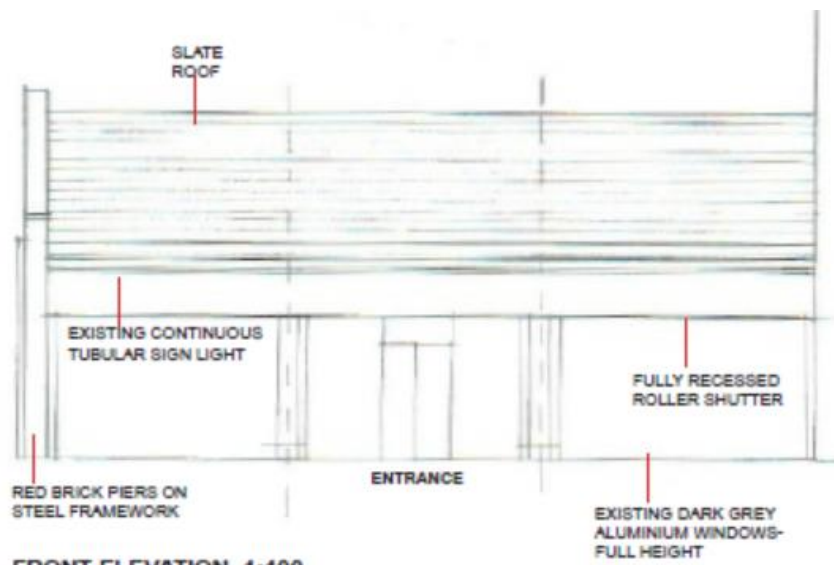
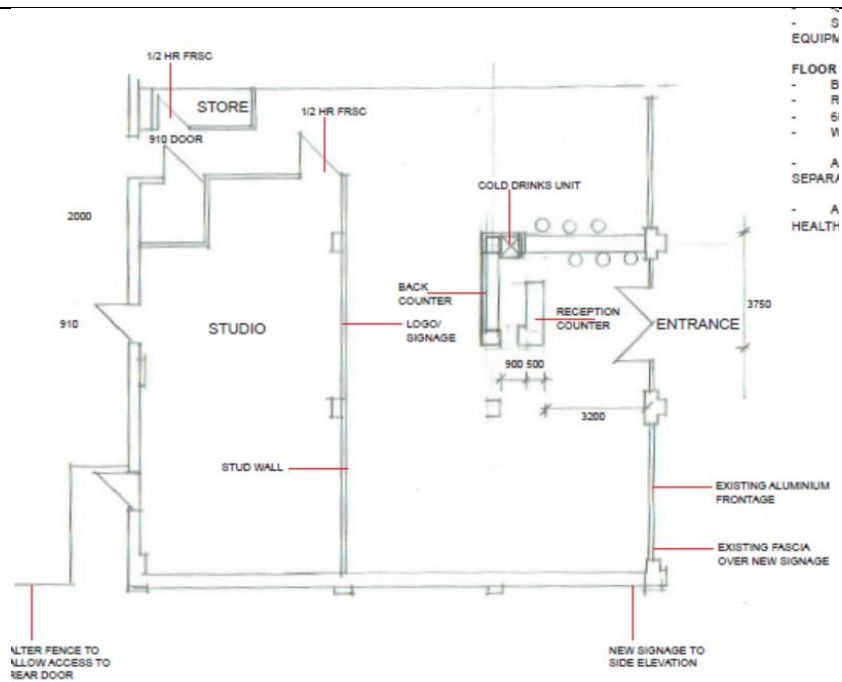
Committee Application

Development Management Report	
Committee Date: Tuesday 20 April 2021	Application ID: LA04/2020/2093/F
Proposal: Change of use from retail furniture showroom to fitness/exercise training centre and leisure.	Location: 71 Ballysillan Rd Ballysillan Belfast BT14 7QQ
Referral Route: The Council has an Estate in the land As per Scheme of Delegation 3.8.5 (d)	
Recommendation: Approval, subject to conditions	
Applicant Name and Address: Matthew Rooney 2 Mill Valley Way Belfast BT17 8LH	Agent Name and Address: Paul Ferguson 137 Somerton Road Belfast BT15 4DH
<p>Executive Summary</p> <p>The application seeks full planning permission for a change of use from a retail furniture showroom to a fitness/exercise training centre. The gym will consists of two main rooms, one will be the main gym space whilst the second will be a studio area used for organised classes.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Impact on the character and appearance of the area • Impact on amenity • Access and Parking • Road safety <p>The application was neighbour notified and advertised in the local press. No letters of representation have been received.</p> <p>BCC Environmental Health Services was consulted and is content with the proposal subject to an informative being attached to the decision regarding the transmission of potential noise.</p> <p>DfI Roads was also consulted and offered no objection subject to a condition being attached relating to the provision for cycle parking.</p> <p>The proposal has been assessed against and is considered to comply with the BUAP, Draft BMAP, PPS3 and the SPPS. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p> <p>Recommendation:</p> <p>It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

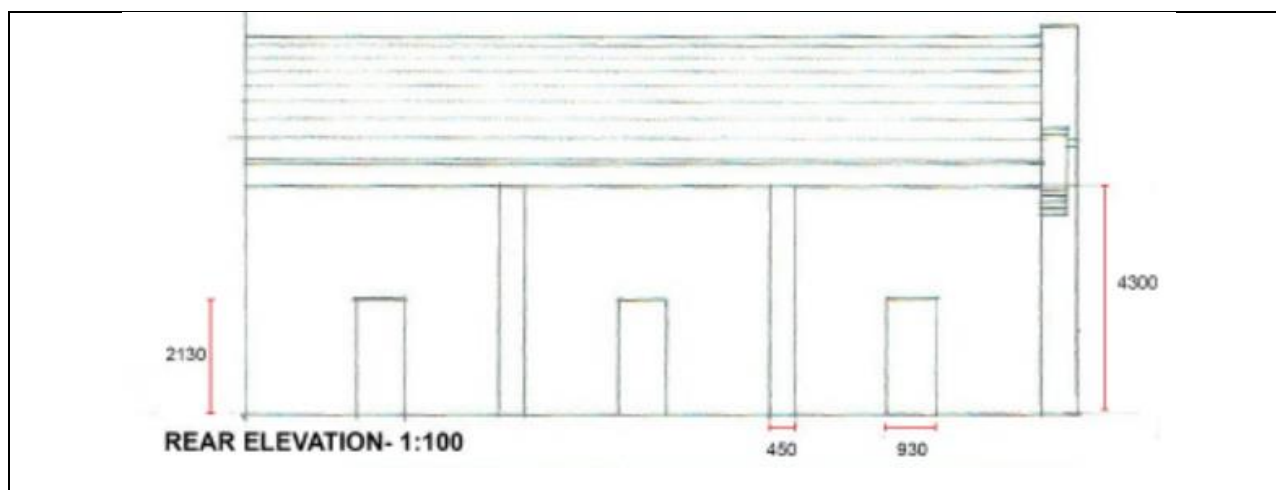
Case Officer Report

Site Location Plan:





FRONT ELEVATION- 1:100



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The proposal is a change of use from a retail furniture showroom to a fitness and exercise training centre which falls under a Sui Generis as per the Planning (Use Classes) Order (Northern Ireland) 2015. The gym is located within a single storey unit and will consist of two main rooms. One will be the main gym space whilst the second will be a studio area for organised classes.

1.2 The Unit has a floor space of approx. 240sqm and is accessible via a main vehicular entrance from Ballysillan Road. The gym will be accessed via the existing doors to the unit. The front elevation to the unit has large panels of glazing with the side and rear elevations finished in brick walls.

2.0 Description of Site and Area

2.1 The site is an existing unit within a single storey red brick building located off the Ballysillan Road. The building is sub divided into two units, with the other unit being operated by an Iceland store. There is retail frontage on the front elevation with each of the other elevations predominantly finished with red brick. There is an associated car park to the front of the site, with playing fields and a leisure centre also located in close proximity to the site.

In the wider context of the area this section of Ballysillan Road is mixed use with a school located opposite the site, with a number of residential properties in the surrounding area.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 Z/1999/2286 Ballysillan Playing Fields, adjacent to Ballysillan Leisure Centre, 71 Ballysillan Road, Belfast BT14 Construction of Iceland store and 3 retail units with associated car parking. PERMISSION GRANTED

3.2 LA04/2020/2090/A 71 Ballysillan Rd, Ballysillan, Belfast BT14 7QQ, New non-illuminated brand sign over door. New floodlit side gable sign, 4 x 3m approx. UNDER CONSIDERATION

4.0 Policy Framework

4.1 Belfast Urban Area Plan (BUAP) 2001
Draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015)
Draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004)
(Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-

	adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.) Strategic Planning Policy Statement Planning Policy Statement 3 (Parking, Access and Movement)
5.0	Statutory Consultees
5.1	DFI Roads – Offered no objection to the proposal subject to a condition being attached to the decision relating to the provision for cycle parking
6.0	Non Statutory Consultees
6.1	Environmental Health – No objection subject to an informative being placed on the decision relating to the transmission of potential noise.
7.0	Representations
7.1	The application was neighbour notified on the 19th November 2020 and advertised in the local press on the 6 th November 2020. No letters of representation were received.
8.0	Assessment
8.1	<u>Area Plans</u> The site is zoned for landscape, amenity or recreational use within the development limits of the BUAP. The site is unzoned whiteland located within the development limits of the draft Belfast Metropolitan Area Plan (both versions) and is surrounded by an Area identified as Existing Open Space. The proposal relates to a change of use of an existing retail unit approved under reference Z/1999/2286 to a sui generis use as a gym; the retail unit is vacant and its occupation by a commercial use as a gym is considered complimentary to the wider recreational / leisure use of the lands and an acceptable neighbour to the adjoining foodstore. The principle of development is considered acceptable subject to the planning considerations detailed below.
8.2	<u>SPPS</u> The SPPS requires development to cause no demonstrable harm to interests of acknowledged importance. Interests of acknowledged importance in this case are the surrounding character of the area; impact on neighbouring amenity, and impact on access and parking
8.3	It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
8.4	<u>Planning History</u> This existing retail unit was previously approved under application Z/1999/2286 which was approved for an Iceland Store and 3no retail units. There has been no further planning history on the site since the original approval.
8.5	An associated advertisement consent has been submitted under reference LA04/2020/2090/A for 2no signs.
8.6	<u>Proposal</u> The proposal is a change of use from a retail furniture showroom to a fitness and exercise training centre which falls under a Sui Generis category as per the Planning (Use Classes) Order (Northern Ireland) 2015. The proposal consists of two main rooms, one will be the main gym space whilst the second will be a studio area to be used for

	<p>organised classes. The gym is accessed via the existing door to the unit which has an overall floorspace of approx. 240sqm. The building is accessed via a main vehicular entrance from Ballysillan Road. The front elevation to the unit has large panels of glazing with the side and rear elevations finished in brick with an access door on the rear elevation.</p>
8.7	<p><u>Design and Impact on the character and appearance of the area</u></p> <p>With the exception of three bicycle wall bars to be attached to the side elevation there are no external alterations proposed as part of the change of use therefore the proposal is not considered to impact on the appearance of the area. It is considered the scale of the proposal and the proposed use of a fitness and exercise training centre within an area characterised by an existing commercial unit alongside an adjacent leisure centre and outdoor playing fields is acceptable. It is therefore not considered to impact on the character of the area.</p>
8.8	<p><u>Amenity</u></p> <p>Environmental Health were consulted and considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and offered no objection to the proposal subject to an informative. The proposal is therefore not considered to impact on neighbouring amenity.</p>
8.9	<p><u>Traffic, Roads and Parking</u></p> <p>The applicant has indicated that the former retail unit generated up to 22 vehicles per day, 2 employees and 20 visitors and that the proposed gym would not increase these figures. Those vehicles utilised the common parking area to the forecourt of the commercial units which accommodates up to 80 vehicles. Under the sub-letting agreement for the application unit the common parking area continues to be shared, as such the gym users can avail of those existing spaces as per the previous retail unit. Furthermore the applicant proposes to install three bicycle wall bars at the corner of the unit to promote sustainable travel to the gym. DFI Roads were consulted and had no objections subject to a condition with respect to cycle parking. The proposal is compliant with PPS 3.</p>
8.10	<p>Taking the above into consideration the proposal is considered to be an acceptable form of development at this location and all relevant consultees are content.</p>
8.11	<p><u>Conclusion</u></p> <p>Having regard to the policy context and other material considerations above, the proposal is considered to comply with the Area Plan, SPPS and PPS3. Planning permission is recommended subject to conditions.</p>
9.0	Summary of Recommendation – Approval
9.1	<p>It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.</p>
10.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. Cycle parking provision shall be provided prior to the occupation of the unit as per drawing No.01C uploaded to the Portal on 5th March 2021

	<p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p> <p>Informatives</p> <p>1. CLEAN NEIGHBOURHOOD AND ENVIRONMENT ACT (NI) 2011</p> <p>The applicant is advised to ensure that all plant and equipment associated with the proposed development is so situated, operated and maintained as to prevent the transmission of noise to nearby premises.</p>
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ANNEX	
Valid	28.10.2020
Date First Advertised	06.11.2020
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) 19/11/2020 Changing Pavilion, 81 Ballysillan Road, Belfast, Antrim, BT14 7QQ 71-225 Ballysillan Play. Fields, Ballysillan Road, Belfast, Antrim, BT14 7QT 225 Ballysillan Road, Belfast, Antrim, BT14 7QT Unit 2, 225 Ballysillan Road, Belfast, Antrim, BT14 7QT	

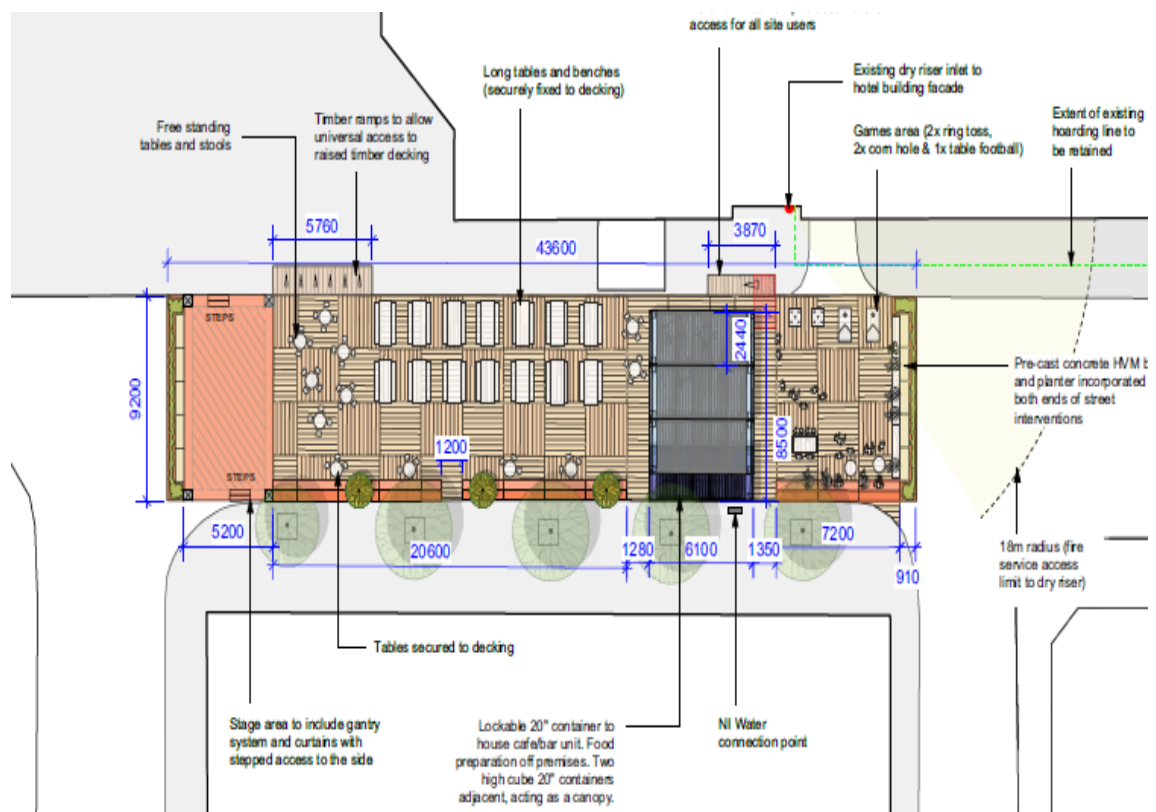
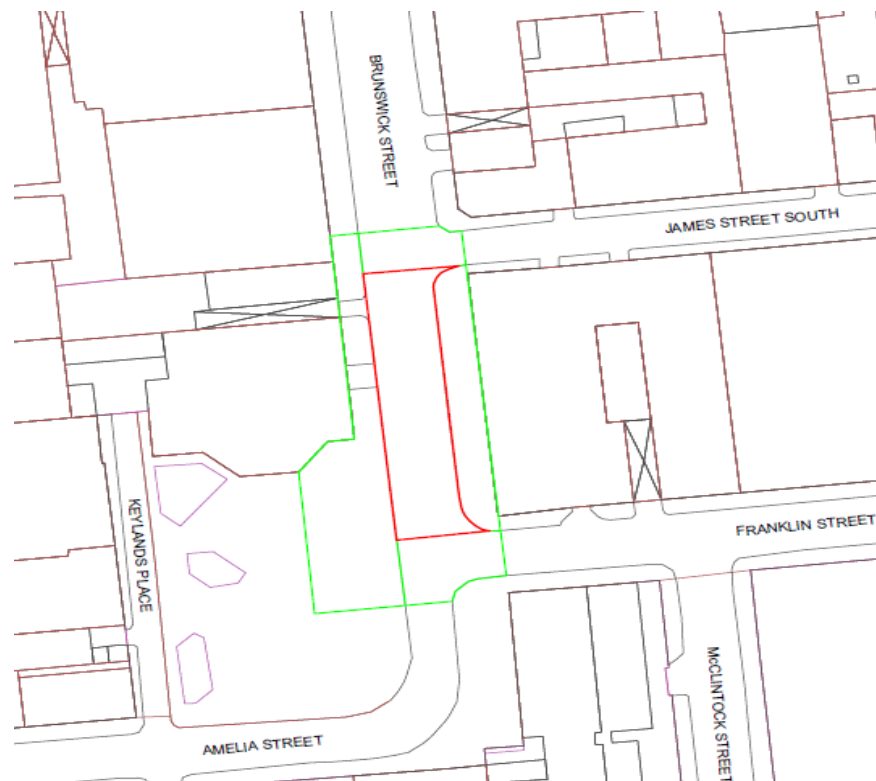
Unit 4, 225 Ballysillan Road, Belfast, Antrim, BT14 7QT	
Date of Last Neighbour Notification	19/11/2020
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01C – Site Location Plan 02 - Existing Site Plan & Front Elevation 03A – Existing Site Plan & Rear and Side Elevations 04 – Proposed Site Plan 05 – Ceiling Plan	
Notification to Department (if relevant) – N/A Date of Notification to Department: Response of Department:	
Elected Representatives: N/A	

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2020/2469/F	Committee Meeting Date: 20 th April 2021
Proposal: Planning permission is sought for temporary change of use of public road for a pedestrianised public space to include cafe/bar/storage container/canopy areas, performance stage, outdoor seating and associated works.	Location: Land covering the road surface on Brunswick Street between the James Street South junction and Franklin Street Junction.
Referral Route: BCC funded project.	
Recommendation: Approval Subject to Conditions	
Applicant Name and Address: Belfast Central Business District (BID) Ltd 7 Donegall Square West Belfast BT1 6JH	Agent Name and Address:
Executive Summary: The application seeks temporary planning permission for change of use of public road for a pedestrianised public space to include cafe/bar/storage container/canopy areas, performance stage, outdoor seating and associated works. The key issues to be considered are: <ul style="list-style-type: none"> - Acceptability of use on site - Impact on road - Impact on the Surrounding Character; - Odour and Noise The proposed change of use will not adversely impact the character and appearance of the surrounding area. The proposed temporary use of the site for entertainment and food and drink consumption will add variety to an area that is dominated by the same use type. No objections have been received. <u>Recommendation – approval subject to conditions</u> Having had regard to the extant development plan, the draft development plan, relevant planning policies, and other material considerations the proposed development is considered to be acceptable for a temporary period. Approval is recommended, it is requested delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions.	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Planning permission is sought for the temporary change of use of public road for a pedestrianised public space to include cafe/bar/storage container/canopy areas, performance stage, outdoor seating and associated works.
2.0	Description of Site.
2.1	The site is currently public road and parking bays located on Brunswick Street between the junctions of James Street South and Franklin Street.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
	No relevant planning history on site.
4.0	Policy Framework
4.1	<p><u>Planning policy framework and guidance included:</u></p> <p>Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p> <p>SPPS for Northern Ireland Planning for a Sustainable Environment</p> <p>Planning Policy Statement 3: Access, Movement and Parking</p> <p>Planning Policy Statement 6: Planning, Archaeology and The Built Heritage</p>
5.0	Statutory Consultee Responses
	<p>DfI Roads Service – no objection with condition</p> <p>NI Water – no objection</p>
6.0	Non-Statutory Consultees Responses
	BCC Environmental Health – no objection with conditions
7.0	Representations
7.1	The application has been neighbour notified (21) and advertised in the local press. No third party representations have been received.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>Principle of development:</p> <p>The site is within the settlement limits and city centre within the BUAP and the 2004 dBMAP. The site is also within the Linen Conservation Area. The presumption is in favour of development within the settlement limit and the SPPS advises that planning permission ought to be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance. The principle of developing the site is considered to be acceptable subject to compliance with other material considerations as set out below.</p>

9.2	<p>Acceptability of use on site:</p> <p>The site is within the existing development limits of the city and therefore there is a presumption in favour of development within these limits. The character area is the Commercial District (dBMAP CC007) the area therefore is dedicated to commercial uses. The site is surrounded by commercial uses including hotels, retail services, shops, offices and restaurants. The proposed temporary public space with café/bars and outdoor seating will complement these adjoining uses and are considered an acceptable form of development within the area.</p>
9.3	<p>Impact on conservation Area:</p> <p>Advice was sought from the Council's conservation team regarding potential impacts. Given that it is a new form of development that is of a modern design and using materials and structures not associated with the conservation area the conservation team was unable to support all elements of the development, however the majority of the scheme was considered acceptable in principle. Notwithstanding the comments from the conservation team it is considered that the development is for a time limited duration and is designed to attract patrons to the city and contribute to the variety of attractions already within the city. It is considered by officers that the proposal, not being of a permanent nature, will not cause unacceptable impact and on balance is considered acceptable for a time limited period.</p>
9.4	<p>Road Issues:</p> <p>DfI offered no objection to the development subject to the inclusion of a planning condition requiring prior agreement for road closure is secured.</p>
9.5	<p>Impact on Surrounding Character:</p> <p>The proposal results in minimal changes to the surrounding character, exhibiting features of a temporary nature that will result in no permanent change. The use of the development is solely for entertainment within an area that already has established entertainment venues. It is the opinion of officers that the proposal will not result in any permanent detriment to the surrounding character.</p>
9.6	<p>Odour and Noise:</p> <p>Environmental Health Service considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. A noise report for the proposed development was considered and EHS offered no objection subject to relevant conditions. In regards to potential odour issues EHS requested a condition be included requiring the installation of a proprietary odour abatement system be installed</p>
9.7	<p>Conclusion:</p> <p>The proposal is considered on balance to be acceptable, the temporary use will not have a permanent impact on the surrounding character and the development has the potential to offer the city a further attraction for visitors.</p>
10.0	<p>Summary of Recommendation: Approval Subject to Conditions</p>
10.1	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p> <p>Summary of Recommendation: Approval</p> <p>It is requested delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions.</p>
11.0	<p>Conditions and Informatives</p>

	<p>1. The permission hereby granted shall be for a limited period of 2 years only and shall expire on 19th April 2023.</p> <p>Reason: To enable Council to consider the development in light of circumstances then prevailing.</p> <p>2. The structures hereby permitted, shall be removed on or before 19th April 2023</p> <p>Reason: This type of temporary structure is such that their permanent retention may harm the surrounding character and amenity if retained as a permanent structure.</p> <p>3. Prior to the, hereby approved, development becoming operational a Management Plan shall be submitted to and agreed by Council detailing the arrangements for patron supervision and the control of noise associated with patrons and amplified/non-amplified sound.</p> <p>Reason: To protect the amenity of adjacent properties.</p> <p>4. The development hereby permitted shall not be commenced until the procedures necessary for the closure of the road have been completed and appropriate traffic signage has been erected.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p>

ANNEX	
Date Valid	13 th January 2021
Date First Advertised	29th January 2021
Date Last Advertised	
Elected representative Interest: None	
Neighbours notified & Advertised : 21 Neighbours	
Date of Last Neighbour Notification	
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 Site Location Plan 02A General Arrangement 03 Sections 04 Levels Plan	
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department:	



Subject:	Confirmation of Street Sign Listings
Date:	20 th April 2021
Reporting Officer:	Keith Sutherland, Ext 3578
Contact Officer:	Dermot O'Kane, Ext 2293

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

1.0	Purpose of Report or Summary of main Issues
1.1	Correspondence has been received from the Historic Environment Division (HED) of the Department for Communities (DFC), notifying the Council that 9 no. historic street signs within the Belfast Council area have been formally listed under section 80 of the Planning Act (Northern Ireland) 2011.
2.0	Recommendations
2.1	Committee is requested to: <ul style="list-style-type: none"> Note the correspondence in Appendix 1 notifying the Council of the listing of the 9 no. street signs.
3.0	Main report
3.1	Members will recall that a Notice of Motion (NOM) was considered at the Planning Committee meeting of 18 August 2020 in respect of the restoration and listing of 12 no. historic street signs within the city.
3.2	The Council then contacted HED to begin a formal process regarding their potential for listing. Members will recall that the council was then consulted by HED, under an Advance Notice of Listing (ANL) which was brought before the planning committee on 19th January 2021. Members endorsed the proposed listings with no further comments at that time.
3.3	The information in Appendix 1 provides full details of the signs which have now been listed. Members may wish to note that of the 12 no. signs included in the NOM, a total of 8 no. have now been formally listed by HED. 1 no. additional sign has also been listed, which was not included in the initial NOM.
3.4	The notification from HED confirms that the following street signs have now been listed: <ul style="list-style-type: none"> Beersbridge Road and Upper Newtownards Road, Belfast (back edge of footpath)

	<ul style="list-style-type: none"> ● Belmont Church Road and Sydenham Avenue, Belfast (back edge of footpath) ● Carolhill Gardens and Holywood Road (back edge of footpath) ● Cherryvalley Park and Kensington Road, Belfast (back edge of footpath / garden) ● Clonlee Drive and Upper Newtownards Road, Belfast (garden) ● Eastleigh Drive and Kincora Avenue, Belfast (garden) ● Kensington Road and Knock Road (back edge of footpath / garden) ● Knockland Park and Barnett's Road, Belfast (relocated to back edge of footpath) ● Summerhill Parade and Barnett's Road, Belfast (back edge of footpath / garden)
3.5	<p>The information in Appendix 2 sets out:</p> <ul style="list-style-type: none"> ● <i>Which street signs were specifically raised through the NOM;</i> ● <i>Which street signs were subsequently reviewed through the ANL; and</i> ● <i>Which street signs have now been formally listed.</i>
3.6	<p>Clarification has been sought from HED whether they intend to pursue with a review/survey of the remaining 4 no. signs from the initial NOM, and a timescale for such, in addition to their intentions regarding the future review/survey of historic signs both within Belfast and other council areas. Members will informed of any response.</p> <p><u>Financial & Resource Implications</u> None</p> <p><u>Equality or Good Relations Implications</u> None</p>
4.0	Appendices – Documents Attached
	<p>Appendix 1:</p> <ul style="list-style-type: none"> ● Details of those street signs which have been formally listed <p>Appendix 2:</p> <ul style="list-style-type: none"> ● Clarification of which street signs have been considered at each stage of the process to date

Appendix 1: Details of the historic street sign listings

The following pages provide full details of the 9 no. street signs in Belfast which have been formally listed by HED, following the Advance Notice of Listing in January 2021;

- 8 no. of those were included in the original notice of motion by BCC
- 1 no. additional sign was surveyed by HED and subsequently listed

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IMPORTANT – THIS AFFECTS YOUR PROPERTY

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS



Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB26/10/010

Date: 30th March 2021

Dear Sir/Madam

NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

ADDRESS: Street sign at junction of Beersbridge Road and Upper Newtownards Road
Belfast

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street sign

Situate in Junction of Beersbridge Road and Upper Newtownards Road
Belfast, BT4 3HW

has been included in the list of buildings of special architectural or historic
interest in that area, compiled by the Department for Communities
under section 80 of the Planning Act (Northern Ireland) 2011

on 26th March 2021

Dated

29/03/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the council to the work you wish to do. Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

- (a) it was not practicable to secure safety or health or the preservation of the building by works of repair or works for affording temporary support or shelter;
- (b) the works carried out were limited to the minimum measures immediately necessary; and
- (c) notice in writing justifying in detail the carrying out of the works was given to the council as soon as reasonably practicable. (section 85(7) of the Act).

Your attention is drawn to section 80(7) of the Act which provides that objects or structures described in that section within the curtilage of a listed building are entitled to the same protection as the building.

There is no right of appeal as such against the listing of a building but if the council should refuse consent for the carrying out of any proposed works, or grant it subject to condition, section 96 of the Act provides a right of appeal to the Planning Appeals Commission. You are not precluded at any time from writing to the Department claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.



Listing Map

St Sign at Junction of Beersbridge Rd

Title: HB26/10/010
Scale: 1:1,250

Date Printed: 24 March 2021

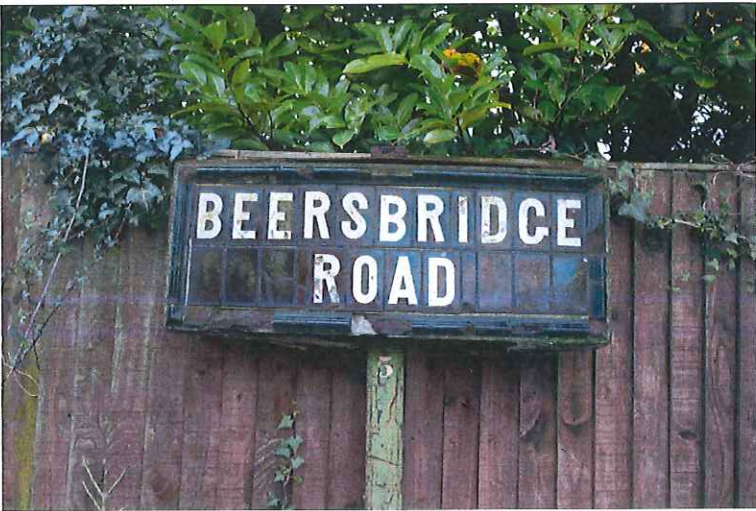
Drawn By: JMcL



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Address Street sign at junction of Beersbridge Road and Upper Newtownards Road Belfast BT4 3HW	HB Ref No HB26/10/010
Extent of Listing Street sign	
Date of Construction 1920 - 1939	
Townland Ballyhackamore	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/15SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3694 7406
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of perhaps c.1920 at the junction of Beersbridge Road and Upper Newtownards Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most displaying a white letter on a black background, in this case spelling BEERSBRIDGE ROAD (one word above the other.) They are set on what seems to be a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a plain (capital I – section)

iron post. Upon the post (just below the sign itself) is painted the number '5', a reference to the postal district.

Interior Description

N/A

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Beersbridge Road – Both Beersbridge Road and Upper Newtownards Road are pre-1830s routes of long-standing. As the latter was the main thoroughfare in the east of Belfast, it is likely that there were street signs at each of its major junctions from at least the early 1900s when uniform signage appears to have been introduced throughout the city. The present sign is attached to the type of plain metal support that appears to have superseded the more ornate fluted cast-iron poles, a move that seems to have taken place for new signs around 1920 although it is difficult to be exact. This could suggest that the present sign, or at least its support, was replaced c.1920s – perhaps due to damage.

References - Primary sources

- 1 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 2 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 3 'Northern Whig', 13 June 1949

Secondary sources

- 1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of perhaps c.1920 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the decades due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on the plain metal pole, has witnessed some damage but retains sufficient historic fabric and a good example of its kind.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/03/2021

IMPORTANT – THIS AFFECTS YOUR PROPERTY



Belfast City Council
Belfast City Hall
Belfast
BT1 5GS



Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB26/12/059

Date: 30th March 2021

Dear Sir/Madam

**NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST**

ADDRESS: Street sign at junction of Belmont Church Road and Sydenham Avenue,
Belfast, BT4 2DL

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that '*the Department shall compile lists of buildings of special architectural or historic interest*'. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

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Buildings of special architectural or historic interest

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Belfast City Hall
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BT1 5GS

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Belfast, BT4 2DL

has been included in the list of buildings of special architectural or historic
interest in that area, compiled by the Department for Communities
under section 80 of the Planning Act (Northern Ireland) 2011
on 26th March 2021

Dated

29/03/21

Anne Meney

.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

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You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

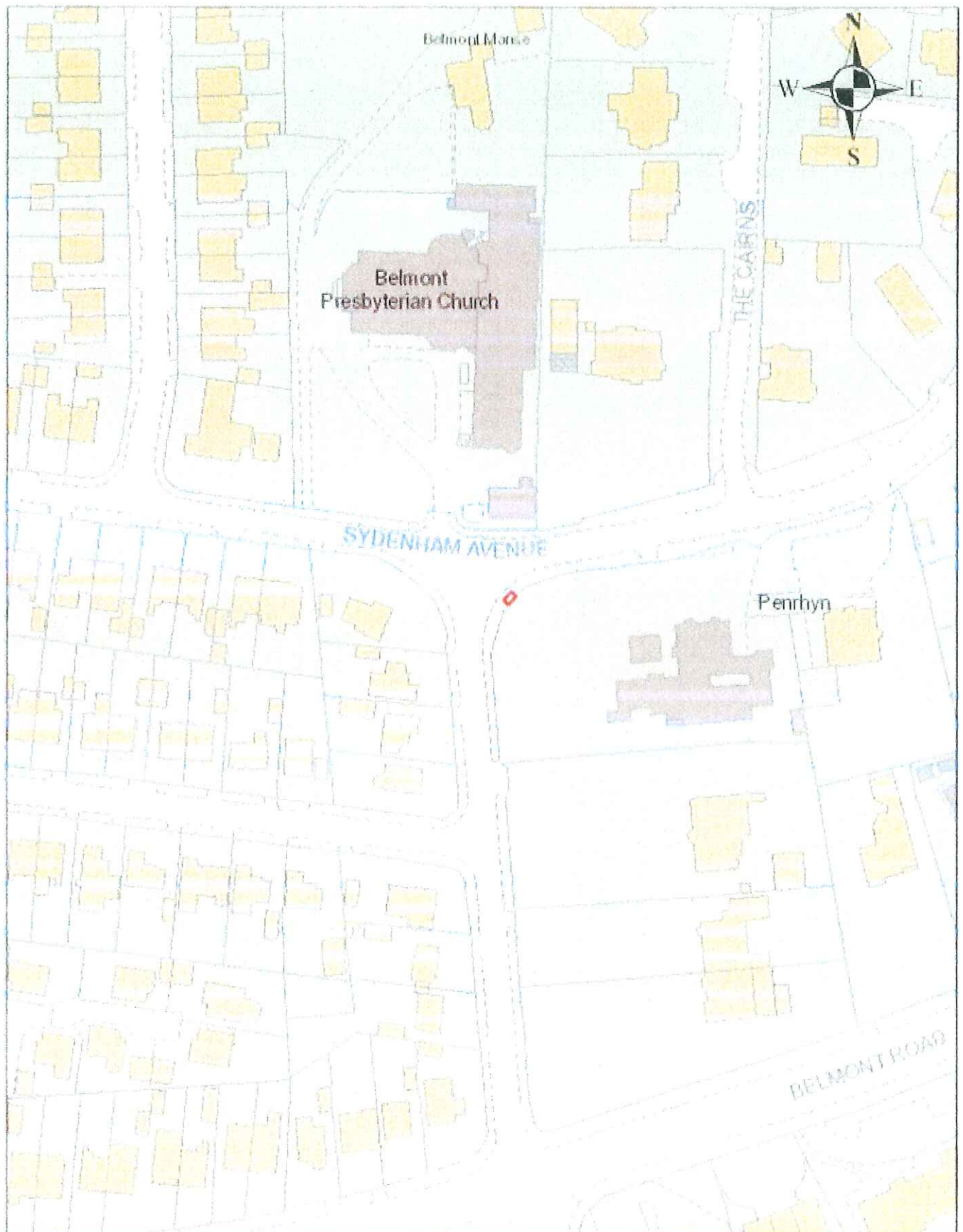
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If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.



Listing Map

St Sign at Belmont Church Rd & Sydenham Ave

Title: HB26/12/059
Scale: 1:1,250

Date Printed: 24 March 2021

Drawn By: JMcL




Department
for Communities

www.dfc.gov.uk

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and may lead to prosecution or civil proceedings

Address Street sign at junction of Belmont Church Road and Sydenham Avenue Belfast BT4 2DL	HB Ref No HB26/12/059
Extent of Listing Street sign	
Date of Construction 1900 - 1919	
Townland Strandtown	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/15 NW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3798 7459
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of c.1907 at the junction of Belmont Church Road and Sydenham Avenue.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most displaying a white letter on a black background, in this case spelling BELMONT CHURCH ROAD (the last word below the others). They are set on what seems to be a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a fluted cast-iron post with ball finial. Compared to similar signs, the post is more deeply sunk into the ground, or

(more likely) the ground level has been raised.

Interior Description

N/A

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least

Belmont Church Road - This northern section of this road was laid out in the mid 19th century to link from what is now Belmont Road (a pre-1830s route) and Sydenham Avenue (also laid out in the mid 1800s). It is likely that the signs at both ends of this stretch of the road were installed in or after shortly 1907, when uniform signage appears to have been introduced by Belfast Corporation (see above.)

References - Primary sources

- 1 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 2 'Belfast Telegraph', 26 July 1907
- 3 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 4 'Northern Whig', 13 June 1949

Secondary sources

- 1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been

considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
H-. Alterations detracting from building
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of c.1907 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the decades due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on the ornate cast-iron pole, has been compromised somewhat by the rise in the surrounding ground level, but in itself remains a very good example of its kind.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Partially submerged in tarmac

General Comments**Monitoring Notes – since Date of Survey****Date of Survey**

IMPORTANT – THIS AFFECTS YOUR PROPERTY

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281



Our Ref: HB26/12/064

Date: 30th March 2021

Dear Sir/Madam

NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

ADDRESS: Street Sign at junction of Carolhill Gardens and Holywood Road
Belfast

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that '*the Department shall compile lists of buildings of special architectural or historic interest*'. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

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 Map
 Second Survey Report (HBC)

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Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street Sign

Situated in Junction of Carolhill Gardens and Holywood Road, Belfast, BT4
2FS

has been included in the list of buildings of special architectural or historic
interest in that area, compiled by the Department for Communities
under section 80 of the Planning Act (Northern Ireland) 2011
on 26th March 2021

Dated

29/3/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

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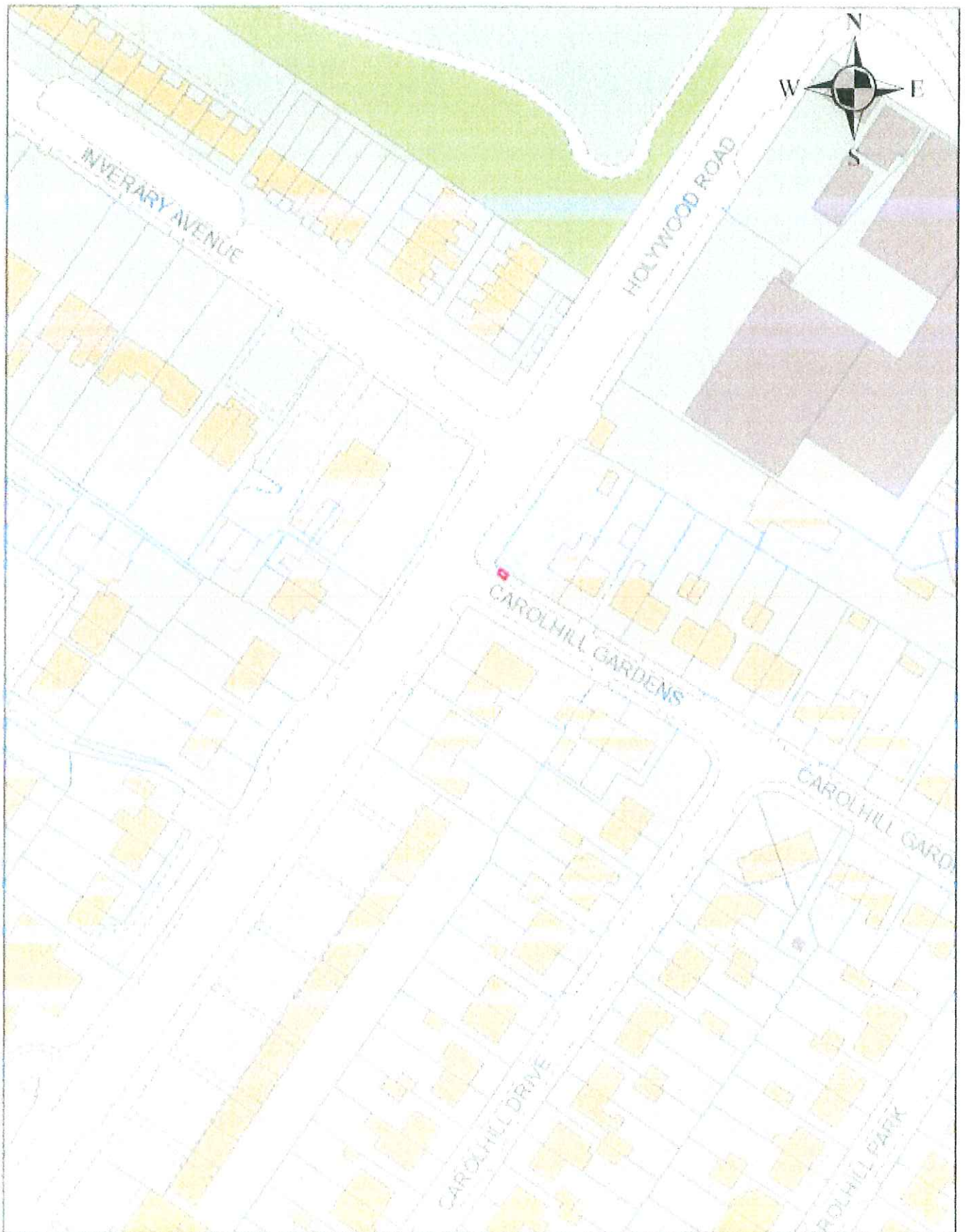
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Listing Map
St Sign of Carolhill
Gardens & Hollywood Rd

Title: HB26/12/064

Scale: 1:1,250

Date Printed: 24 March 2021

Drawn By: JMcl



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Address Street Sign at junction of Carolhill Gardens and Holywood Road Belfast BT4 2FS	HB Ref No HB26/12/064
Extent of Listing Street Sign	
Date of Construction 1940 - 1959	
Townland Ballymisert	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/11SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3774 7538
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category	Local Govt
-----------------------	------------

Building Information

Exterior Description and Setting

Freestanding street sign of c.1907 at the junction of Carolhill Gardens and Holywood Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most displaying a white letter on a black background, in this case spelling CAROLHILL GARDENS (one word above the other.) They are set on what seems to be a cement back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a fluted cast-iron post topped with a ball finial.

Interior Description

N/A

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Carolhill Gardens – This street was laid out in 1945-46 and presumably the sign at the junction with Hollywood Road is of that date. The sign is odd, however, in that it is supported on the type of ornate cast-iron pole that appears to have been succeeded by the concrete version in c.1920 (see above) – an example of which can be seen at Ashbrook Crescent, a short distance to the north, laid out c.1950. It is possible the pole was salvaged from elsewhere and re-used, and as such may represent an act of recycling driven by post-war austerity.

References - Primary sources

- 1 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 2 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 3 'Northern Whig', 13 June 1949

Secondary sources

- 1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been

considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Well-preserved, freestanding tiled street sign of c.1946 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the decades due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular sign dates from c.1945-46 and is an excellent example of its kind; it is also somewhat anomalous, possessing the ornate cast-iron pole that appears to have dropped out of use by the early 1920s, suggesting, perhaps, that it was salvaged from elsewhere and recycled due to post-war austerity.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/11/2020

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS



Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB26/11/016

Date: 30th March 2021

Dear Sir/Madam

**NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST**

ADDRESS: Street Sign at Junction of Cherryvalley Park and Kensington Road,
Belfast, BT5 6NL

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street sign

Situate in Junction of Cherryvalley Park and Kensington Road, Belfast, BT5
6NL

has been included in the list of buildings of special architectural or historic
interest in that area, compiled by the Department for Communities
under section 80 of the Planning Act (Northern Ireland) 2011
on 26th March 2021

Dated

29/03/21



.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the council to the work you wish to do. Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

- (a) it was not practicable to secure safety or health or the preservation of the building by works of repair or works for affording temporary support or shelter;
- (b) the works carried out were limited to the minimum measures immediately necessary; and
- (c) notice in writing justifying in detail the carrying out of the works was given to the council as soon as reasonably practicable. (section 85(7) of the Act).

Your attention is drawn to section 80(7) of the Act which provides that objects or structures described in that section within the curtilage of a listed building are entitled to the same protection as the building.

There is no right of appeal as such against the listing of a building but if the council should refuse consent for the carrying out of any proposed works, or grant it subject to condition, section 96 of the Act provides a right of appeal to the Planning Appeals Commission. You are not precluded at any time from writing to the Department claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.



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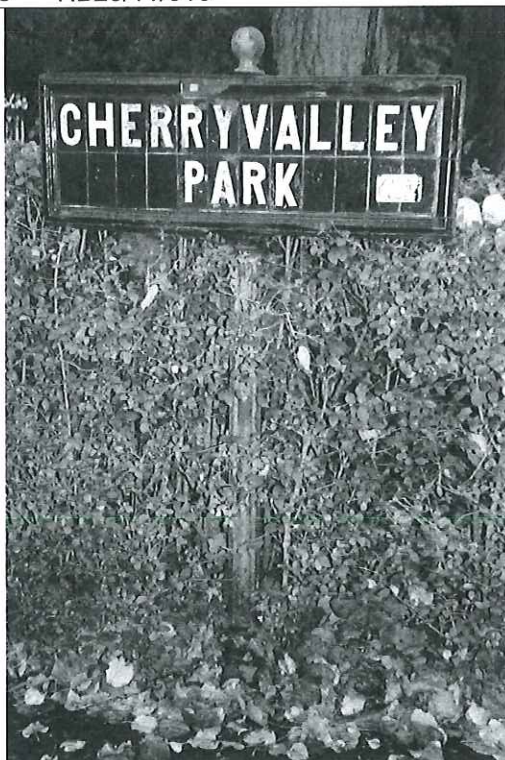
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Listing Map St Sign at Junction of Cherryvalley Pk

Title: HB26/11/016
Scale: 1:1,250

Date Printed: 24 March 2021

Page 299 Drawn By: JMcL

Address Street sign at junction of Cherryvalley Park and Kensington Road Belfast BT5 6NL	HB Ref No HB26/11/016
Extent of Listing Street sign	
Date of Construction 1900 - 1919	
Townland Knock	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	147/3NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3909 7287
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of c.1907 at the junction of Cherryvalley Park and Kensington Road, a suburban area to the south of east of Knock Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed

tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most displaying a white letter on a black background, in this case spelling CHERRYVALLEY PARK (one word above the other.) They are set on what seems to be a cement back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a fluted cast-iron post topped with a ball finial.

Interior Description

N/A

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Cherryvalley Park – The southwestern half of what is now Cherryvalley Park, branching off the already extant Kensington Road, was laid out before 1901, with the rest of the street to the north leading to what was then called 'Cherryvalley Knock Road', in place by June 1905 and officially named 'Cherryvalley Park' in Belfast Corporation's Improvement Committee meeting of the 28th of that month. It is likely, therefore, that the sign at the junction with Kensington Road was erected at this time or shortly afterwards, possibly after 1907 when Belfast's street signs appear to have been standardised (see above.)

References - Primary sources

- 1 'Belfast News-Letter', 28 June 1905, p.5
- 2 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 3 'Belfast Telegraph', 26 July 1907
- 4 'Belfast News-Letter', 31 December 1937, 28 November 1955

5 'Northern Whig', 13 June 1949

Secondary sources

1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of c.1907 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the decades due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on the ornate cast-iron post that appears to have been used for the earliest iteration of these signs, has witnessed minor damage to the tiling, but retains much of its original fabric and remains an excellent example of its kind.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281



Our Ref: HB26/14/026

Date: 30th March 2021

Dear Sir/Madam

**NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST**

ADDRESS: Street sign at junction of Clonlee Drive and Upper Newtownards Road,
Belfast, BT4 3ET

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street sign

Situate in Junction of Clonlee Drive and Upper Newtownards Road, Belfast,
BT4 3ET

has been included in the list of buildings of special architectural or historic
interest in that area, compiled by the Department for Communities
under section 80 of the Planning Act (Northern Ireland) 2011
on 26th March 2021

Dated

29/03/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the council to the work you wish to do. Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

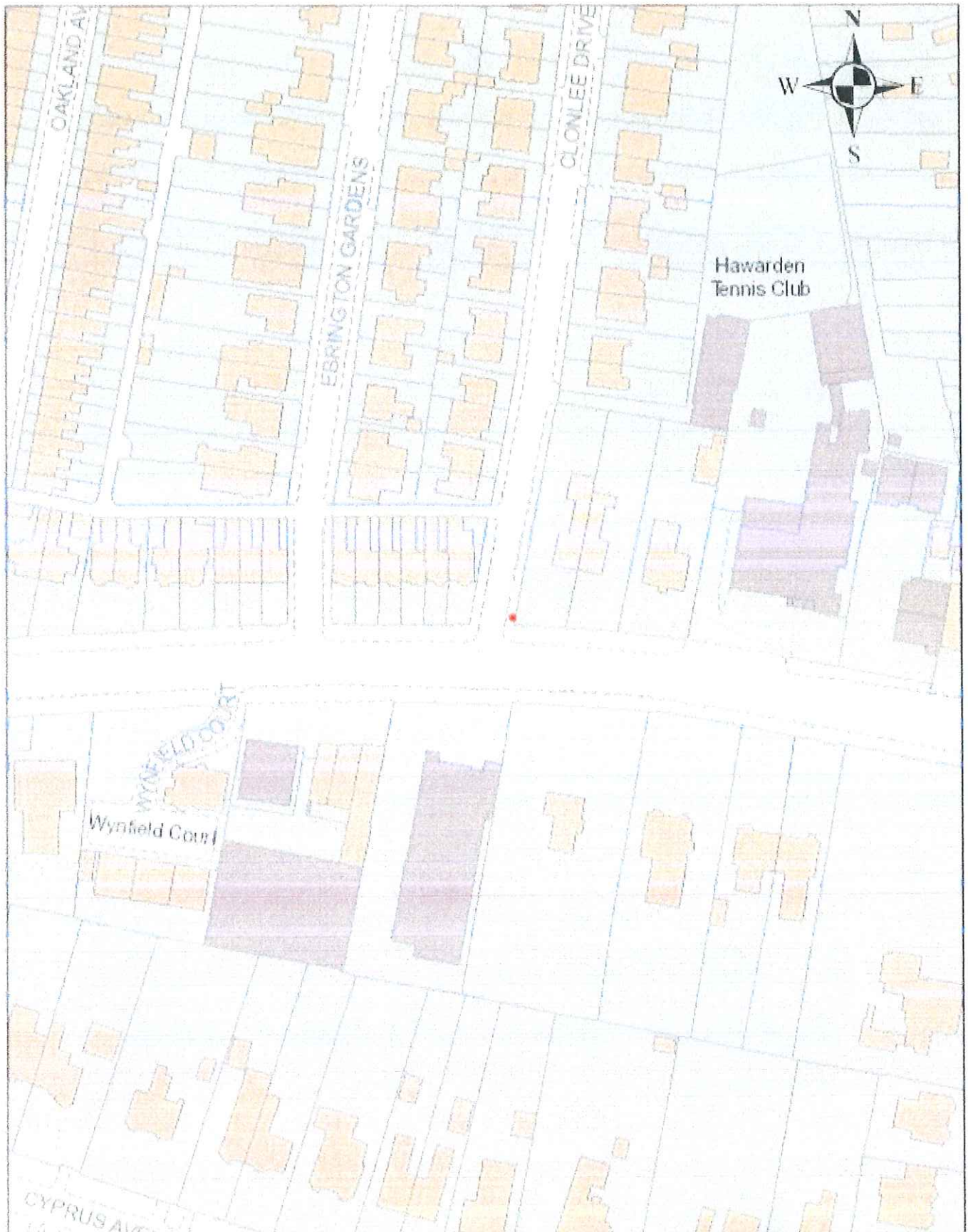
Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

- (a) it was not practicable to secure safety or health or the preservation of the building by works of repair or works for affording temporary support or shelter;
- (b) the works carried out were limited to the minimum measures immediately necessary; and
- (c) notice in writing justifying in detail the carrying out of the works was given to the council as soon as reasonably practicable. (section 85(7) of the Act).

Your attention is drawn to section 80(7) of the Act which provides that objects or structures described in that section within the curtilage of a listed building are entitled to the same protection as the building.

There is no right of appeal as such against the listing of a building but if the council should refuse consent for the carrying out of any proposed works, or grant it subject to condition, section 96 of the Act provides a right of appeal to the Planning Appeals Commission. You are not precluded at any time from writing to the Department claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.



Listing Map

St Sign at Clonlee Dr & Upper Newtownards Rd

Title: HB26/14/026
Scale: 1:1,250

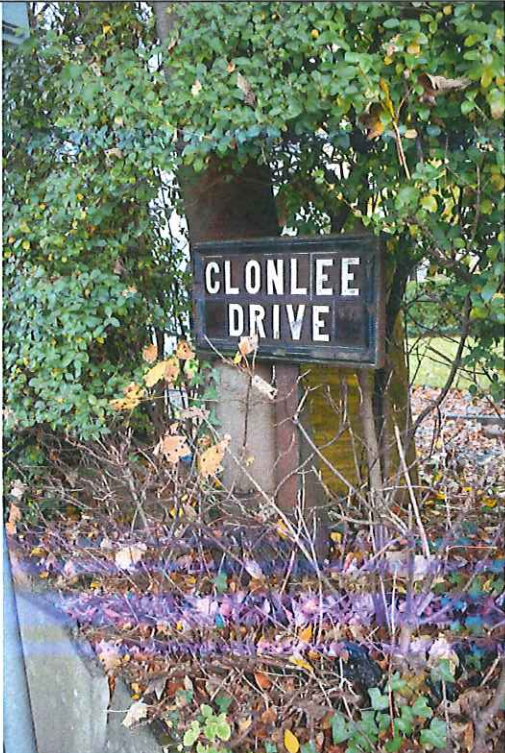
Date Printed: 24 March 2021

Drawn By: JMcl



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Unauthorized reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings

Address Street sign at junction of Clonlee Drive and Upper Newtownards Road Belfast BT4 3ET	HB Ref No HB26/14/026
Extent of Listing Street sign	
Date of Construction 1920 - 1939	
Townland Ballyhackamore	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/15SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3724 7407
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of c.1923 at the junction of Clonlee Drive and Upper Newtownards Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the

character thereon, with most displaying a white letter on a black background, in this case spelling CLONLEE DRIVE (one word above the other.) They are set on what seems to be a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a plain iron post.

Interior Description

N/A

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Clonlee Drive – The present Clonlee Drive south of the junction with Clanroy Parade was laid out as an extension of the existing street (or rather cul-de-sac) of the same name off Dundela Avenue. This took place after 1919 but before the end of 1923, although the housing along this new stretch only appears in the valuation book in 1926. It is likely, therefore, that the street sign at the junction with Upper Newtownards Road is of the mid-1920s.

References - Primary sources

- 1 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 2 'Belfast Telegraph', 26 July 1907
- 3 PRONI VAL12B/43/N/8 (1916-30)
- 4 'Belfast Telegraph', 19 November 1923, p.7
- 5 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 6 'Northern Whig', 13 June 1949

Secondary sources

1“Word on the street”, lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of c.1907 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the years due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on the plain pole that seems to have been used during the 1920s, has witnessed the usual damage to the tiling but remains largely intact and a good example of its kind.

Replacements and Alterations

If inappropriate, Why?

General Comments**Monitoring Notes – since Date of Survey****Date of Survey**

IMPORTANT – THIS AFFECTS YOUR PROPERTY

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS



Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB26/14/025

Date: 26th March 2021

Dear Sir/Madam

NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

ADDRESS: Street Sign at junction of Eastleigh Drive and Kincora Avenue,
Belfast, BT4 3DW

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street Sign

Situate in Junction of Eastleigh Drive and Kincora Avenue, Belfast, BT4 3DW

has been included in the list of buildings of special architectural or historic interest in that area, compiled by the Department for Communities under section 80 of the Planning Act (Northern Ireland) 2011 on 26th March 2021

Dated

29/03/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the council to the work you wish to do. Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

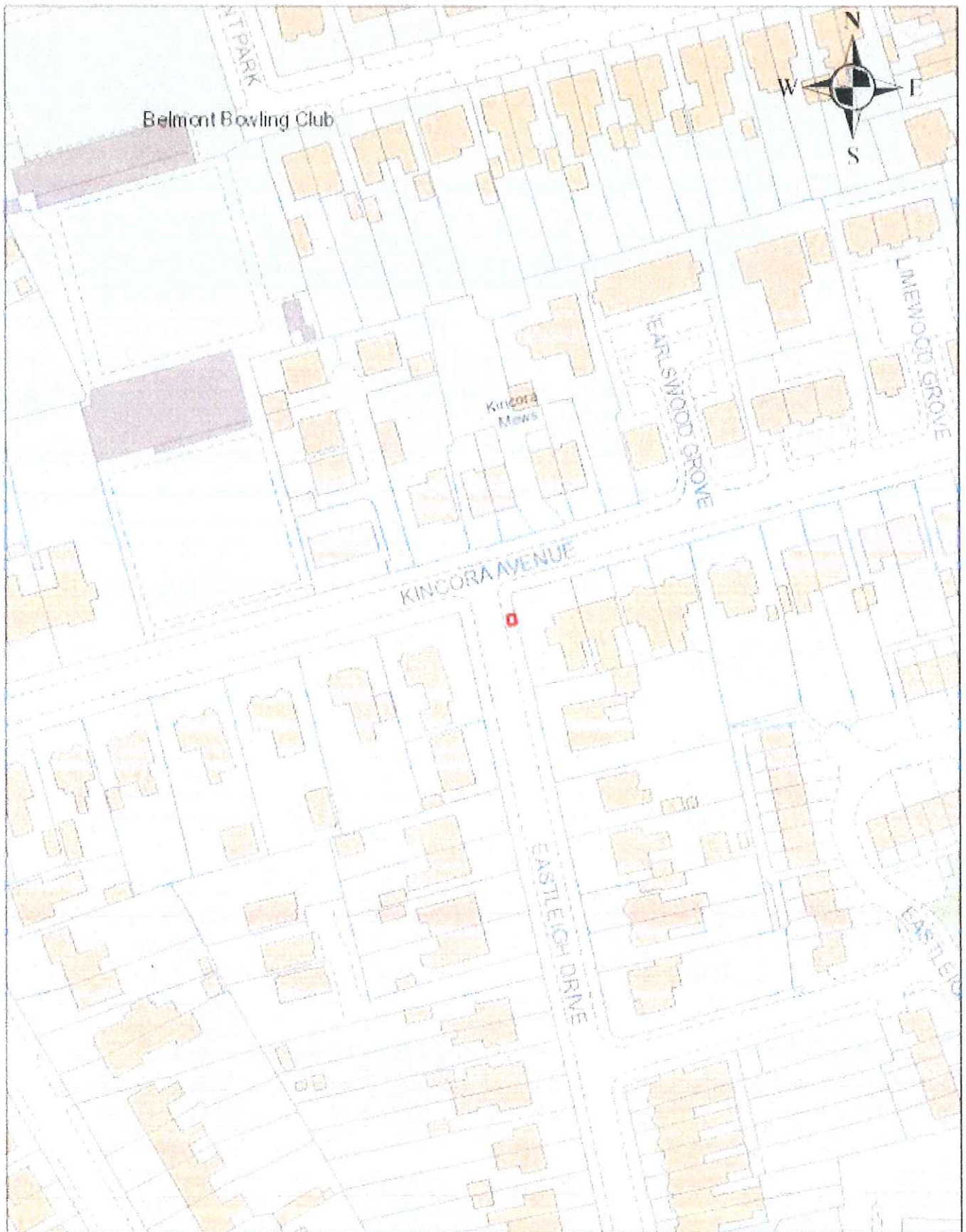
Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

- (a) it was not practicable to secure safety or health or the preservation of the building by works of repair or works for affording temporary support or shelter;
- (b) the works carried out were limited to the minimum measures immediately necessary; and
- (c) notice in writing justifying in detail the carrying out of the works was given to the council as soon as reasonably practicable. (section 85(7) of the Act).

Your attention is drawn to section 80(7) of the Act which provides that objects or structures described in that section within the curtilage of a listed building are entitled to the same protection as the building.

There is no right of appeal as such against the listing of a building but if the council should refuse consent for the carrying out of any proposed works, or grant it subject to condition, section 96 of the Act provides a right of appeal to the Planning Appeals Commission. You are not precluded at any time from writing to the Department claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.



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Listing Map St Sign at Junction of Eastleigh Dr

Title: HB26/14/025

Scale: 1:1,250

Date Printed: 24 March 2021

Page 323 Drawn By: JMcL

Address Street Sign at junction of Eastleigh Drive and Kincora Avenue Belfast BT4 3DW	HB Ref No HB26/14/025
Extent of Listing Street sign	
Date of Construction 1920 - 1939	
Townland Strandtown	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/15SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3792 7416
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of perhaps c.1920 at the junction of Eastleigh Drive and Kincora Avenue, a suburban area to the north of Upper Newtownards Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most displaying a white letter on a black background, in this case spelling EASTLEIGH DRIVE (one word above the other.) They are set on what seems to be a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a plain iron post. Both the post,

frame and the back of the sign are now coated in gloss black paint.

Interior Description

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Eastleigh Drive – This street had existed as an 'avenue off Newtownards Road Upper' since before 1896, linking the latter long-established road with Kincora Avenue, which had been laid out c.1867. The avenue assumed the name Eastleigh Drive in c.1901, taking its name from a large house of the mid-1860s ('Eastleigh') that stood to the immediate west. It is possible that the present sign is also of c.1901, but the plain pole (if original), suggests it might be later, possibly c.1920, however it is difficult to be certain.

References - Primary sources

- 1 PRONI VAL12B/17/2B (1867-78)
- 2 PRONI VAL12B/43/N/2 (1897-1905)
- 3 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 4 'Belfast Telegraph', 26 July 1907
- 5 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 6 'Northern Whig', 13 June 1949

Secondary sources

- 1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of perhaps c.1920 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the years due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on a plain pole, has witnessed the usual damage to the tiling but remains largely intact and a good example of its kind.

Replacements and Alterations

If inappropriate, Why?

General Comments**Monitoring Notes – since Date of Survey****Date of Survey**

IMPORTANT – THIS AFFECTS YOUR PROPERTY

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281



Our Ref: HB26/11/017

Date: 26th March 2021

Dear Sir/Madam

NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

ADDRESS: Street Sign at junction of Kensington Road and Knock Road, Belfast, BT5 6BL

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

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Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

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IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street Sign

Situate in Junction of Kensington Road and Knock Road, Belfast, BT5 6BL

has been included in the list of buildings of special architectural or historic interest in that area, compiled by the Department for Communities under section 80 of the Planning Act (Northern Ireland) 2011 on 26th March 2021

Dated

29/03/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

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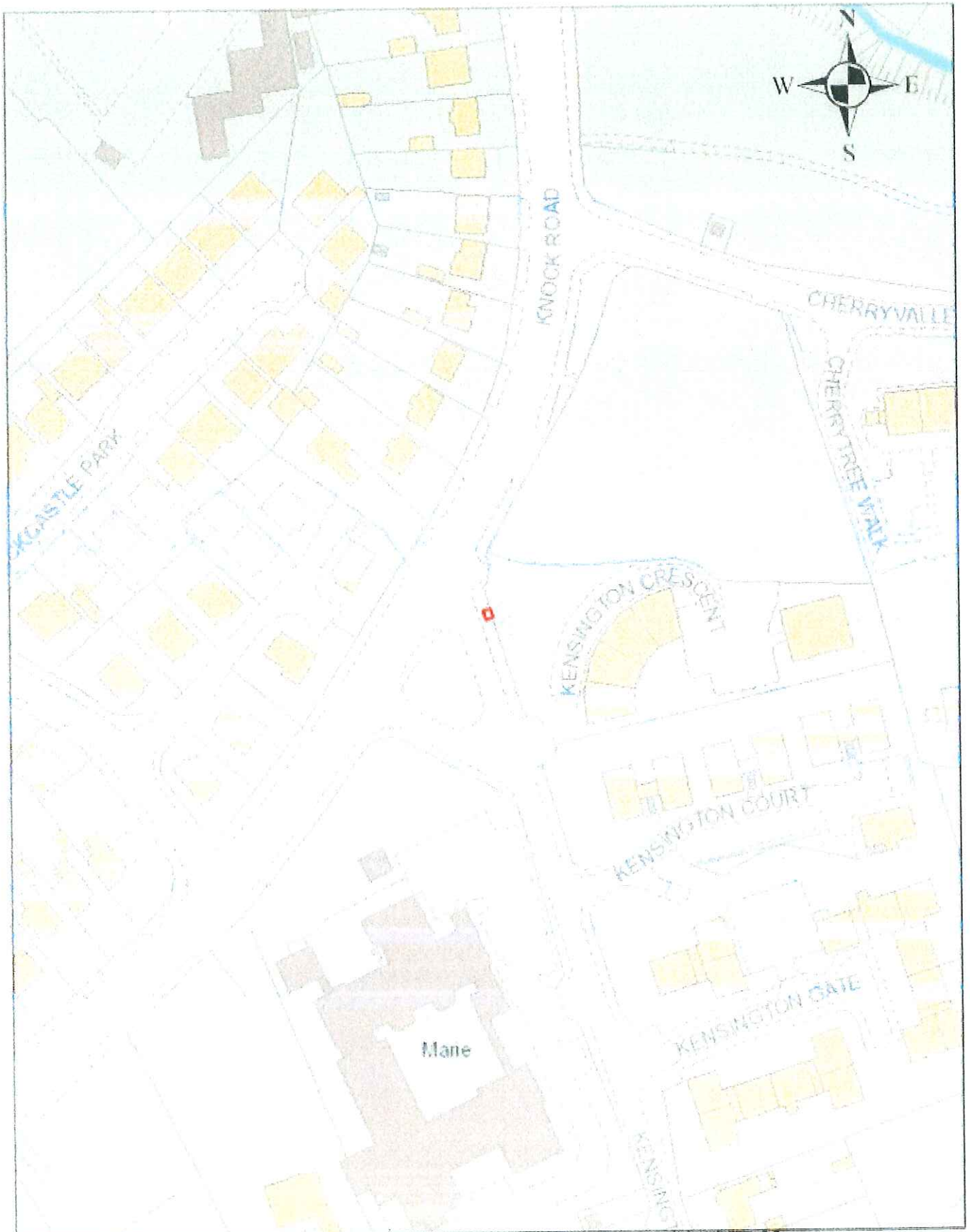
Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

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**Listing Map
St Sign at Junction of
Cherryvalley Pk**

Title: HB26/11/017
Scale: 1:1,250

Date Printed: 24 March 2021

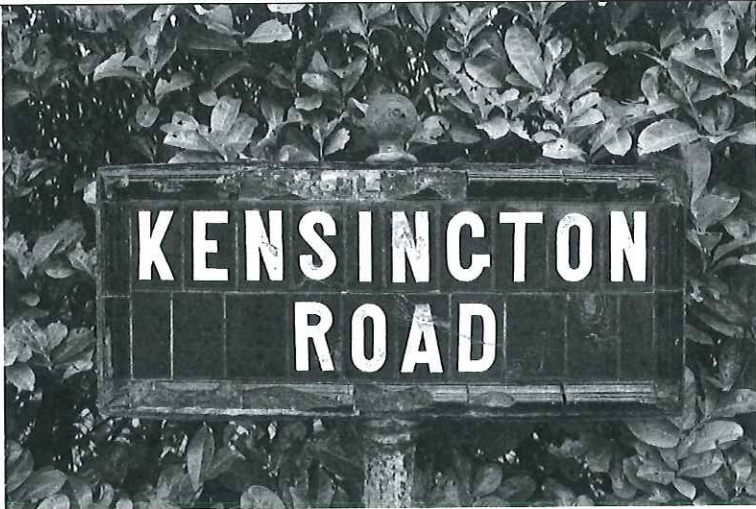
Page 335 Drawn By: JMcL



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Address Street Sign at junction of Kensington Road and Knock Road Belfast BT5 6BL	HB Ref No HB26/11/017
Extent of Listing Street sign	
Date of Construction 1900 - 1919	
Townland Knock	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	147/3NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3863 7323
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of c.1907 at the junction of Kensington Road and Knock Road, a suburban area in east Belfast.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most displaying a white letter on a black background, in this case spelling KENSINGTON ROAD (one word above the other.) They are set on what seems to be a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a fluted cast-iron post topped

with a ball finial.

Interior Description

N/A

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Kensington Road – Originally 'Knock Avenue Road', this thoroughfare ('from Gilnahirk to Knock') was laid out shortly before late 1894, as it is referred to as a 'new road' in the Lower Ards Presentment Sessions of December of that year. It was re-named 'Kensington Road' in 1901, the name suggested by the owners of two houses located on the north-eastern side of the road - Kensington House and Kensington Villa (the latter still standing.) It is likely, therefore, that the sign at the junction with Knock Road was erected at this time or shortly afterwards, possibly after 1907 when Belfast's street signs appear to have been standardised (see above.)

References - Primary sources

- 1 'Irish News and Belfast Morning News', 19 December 1894, p.7
- 2 'Northern Whig', 3 July 1901, p.6
- 3 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 4 'Belfast Telegraph', 26 July 1907
- 5 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 6 'Northern Whig', 13 June 1949

Secondary sources

- 1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of c.1907 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the decades due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on the ornate cast-iron post that appears to have been used for the earliest iteration of these signs, has witnessed some damage to the tiling but remains a good example of its kind.

Replacements and Alterations**If inappropriate, Why?****General Comments****Monitoring Notes – since Date of Survey****Date of Survey**

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281



Our Ref: HB26/11/014

Date: 30th March 2021

Dear Sir/Madam

**NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST**

ADDRESS: Street Sign at junction of Knockland Park and Barnett's Road, Belfast, BT5 7BE

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

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100

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Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

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Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

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Belfast City Hall
Belfast
BT1 5GS

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Situate in Junction of Knockland Park and Barnett's Road, Belfast, BT5 7BE.

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on 26th March 2021

Dated

29/03/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

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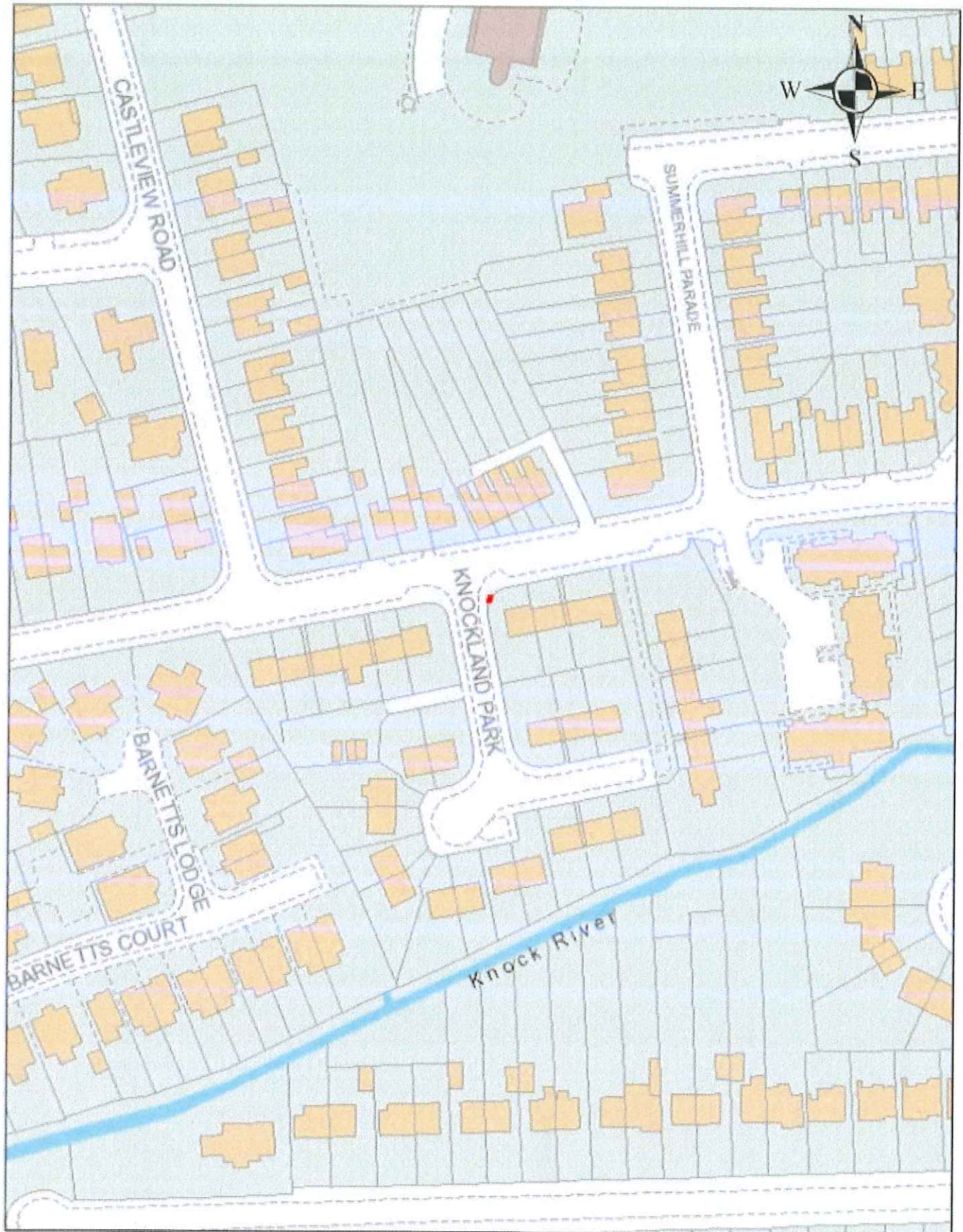
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Listing Map Street Sign of Knockland Park

Title: HB26/11/014

Scale: 1:1,250

Date Printed: 24 March 2021

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Address Street Sign at junction of Knockland Park and Barnett's Road Belfast BT5 7BE	HB Ref No HB26/11/014
Extent of Listing Street sign	
Date of Construction 1940 - 1959	
Townland Ballycloghan	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/16SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3968 7375
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of c.1947 at the junction of Knockland Park and Barnetts Road, a suburban area to the south of Upper Newtownards Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed of white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon. Most display a white letter on a black background, in this case spelling KNOCKLAND PARK (one word above the other.) They are set on a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this

is restrained with a wrought surround, with the whole attached to a low (about 1m) square section concrete post which widens to accommodate the sign itself.

Interior Description

N/A

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters' continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Knockland Park - This cul-de-sac was laid out c.1947, and it is likely that the sign at the junction with Barnetts Road is of this date also. The street itself appears to derive its name from the Knock River, which flows to the immediate south, and 'Brooklands', a 19th century villa on part of whose former grounds it stands.

References - Primary sources

- 1 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 2 'Belfast Telegraph', 26 July 1907
- 3 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 4 'Northern Whig', 13 June 1949

Secondary sources

- 1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These

added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
B. Proportion
C. Ornamentation
J. Setting

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of c.1932 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the decades due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on the concrete post that seems to have superseded the metal versions in the early 1930s, has witnessed the usual damage to the tiling but remains a good example of its kind.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey

IMPORTANT – THIS AFFECTS YOUR PROPERTY



Belfast City Council
Belfast City Hall
Belfast
BT1 5GS



Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB26/11/013

Date: 30th March 2021

Dear Sir/Madam

NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

ADDRESS: Street sign at junction of Summerhill Parade and Barnett's Road
Belfast

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that '*the Department shall compile lists of buildings of special architectural or historic interest*'. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street sign

Situate in Junction of Summerhill Parade and Barnett's Road
Belfast, BT5 7BG

has been included in the list of buildings of special architectural or historic
interest in that area, compiled by the Department for Communities
under section 80 of the Planning Act (Northern Ireland) 2011
on 26th March 2021

Dated

29/03/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the council to the work you wish to do. Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

- (a) it was not practicable to secure safety or health or the preservation of the building by works of repair or works for affording temporary support or shelter;
- (b) the works carried out were limited to the minimum measures immediately necessary; and
- (c) notice in writing justifying in detail the carrying out of the works was given to the council as soon as reasonably practicable. (section 85(7) of the Act).

Your attention is drawn to section 80(7) of the Act which provides that objects or structures described in that section within the curtilage of a listed building are entitled to the same protection as the building.

There is no right of appeal as such against the listing of a building but if the council should refuse consent for the carrying out of any proposed works, or grant it subject to condition, section 96 of the Act provides a right of appeal to the Planning Appeals Commission. You are not precluded at any time from writing to the Department claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.

IMPORTANT – THIS AFFECTS YOUR PROPERTY



Belfast City Council
Belfast City Hall
Belfast
BT1 5GS



Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB26/11/013

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should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully



TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

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Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
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interest in that area, compiled by the Department for Communities
under section 80 of the Planning Act (Northern Ireland) 2011
on 26th March 2021

Dated

29/03/21


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Authorised Officer

For Explanatory Note see over

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Listing Map
St Sign at Junction of
Summerhill Parade

Title: HB26/11/013
Scale: 1:1,250

Date Printed: 24 March 2021

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Address Street sign at junction of Summerhill Parade and Barnett's Road Belfast BT5 7BG	HB Ref No HB26/11/013 
Extent of Listing Street sign	
Date of Construction 1920 - 1939	
Townland Ballycloghan	
Current Building Use Street sign	
Principal Former Use Street sign	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/16SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3975 7378
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of c.1932 at the junction of Summerhill Parade and Barnetts Road, a suburban area to the south of Upper Newtownards Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most display a white letter on a black background, in this case spelling Summerhill Parade (one word above the other.) They are set on a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased by a wrought iron frame, with the whole is attached to a low (just over 1m) L-section iron post.

Upon the post (just below the sign itself) is painted the number '5', a reference to the postal district.

Interior Description

N/A

Architects

Historical Information

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most display a white letter on a black background, this case spelling Summerhill Parade (one word above the other.) They are set on a cast iron back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is restrained with a wrought iron strap, whilst the back plate is attached to a low (just over 1m) L-section iron post. Upon the post (just below the sign itself) is painted the number '5', a reference to the postal district.

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Summerhill Parade - This street - named after 'Summer Hill', a late 19th century villa that once occupied the site - was laid out c.1932. It is likely, therefore, that the sign at the junction with Barnetts Road was erected at this time also.

References - Primary sources

- 1 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 2 'Belfast Telegraph', 26 July 1907
- 3 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 4 'Northern Whig', 13 June 1949

Secondary sources

1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

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Architectural Interest

A. Style
B. Proportion
C. Ornamentation
D. Plan Form
K. Group value

Historical Interest

R. Age
S. Authenticity
T. Historic Importance
Y. Social, Cultural or Economic Importance
X. Local Interest

Evaluation

Freestanding tiled street sign of c.1932 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the decades due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on the plan metal post that seems to have superseded the more ornate cast-iron Edwardian version, has witnessed the usual damage to the tiling but is largely intact remains a good example of its kind.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey

