

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



**Belfast
City Council**

7th December, 2021

HYBRID MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in a hybrid format, both in the Council Chamber and on Teams, on Tuesday, 14th December, 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 - 10)
- (c) Declarations of Interest

2. Committee Site Visit

3. DFI Roads Notifications - Waiting times (Pages 11 - 14)

4. Planning Appeals Notified (Pages 15 - 16)

5. Planning Decisions Issued (Pages 17 - 48)

6. Planning Applications

- (a) (Reconsidered Item) LA04/2020/2280/F - Mixed use development comprising 1no. ground floor retail unit and 13 apartments, associated amenity space, landscaping and all other site works at 93-95 Falls Road (Pages 49 - 70)

- (b) LA04/2021/1878/F - Two storey extension to the rear of the building, amendments to windows to the front elevation to include double height glazing and garage conversion at 9 Coolnasilla Gardens (Pages 71 - 82)
- (c) LA04/2021/2580/F - Change of use of the ground floor at the former Tesco Metro store on Royal Avenue Belfast from use class A1 to a community, recreational and cultural space to facilitate multi-disciplinary uses at 2 Royal Avenue
- (d) LA04/2021/1492/F - Energy centre including ancillary development, access, landscaping and associated miscellaneous works at Royal Victoria Hospital, Grosvenor Road (Pages 83 - 104)
- (e) LA04/2021/0117/F - Upgrade of existing access, footways and cycle path through existing Bog Meadows Nature Site (Section 4 Forthmeadow Community Greenway) including lighting columns, enhanced entrances and street furniture on site bounded by the M1 to the east of Milltown Cemetery to the south of St. Louise's Comprehensive College to the north-south of nos 11 to 79 St. Katherine's Road, east of Rodney Parade and adjacent to nos. 506 and 508 Donegall Road
- (f) LA04/2021/1860/F - Public realm environmental improvement to include new paving, kerbing, and soft landscaping. Improvements to shop frontages/signage on Albertbridge Road from Lord Street to junction with Newtownards Road and Newtownards Road from Ribble Street to Connswater Street (Pages 105 - 138)
- (g) LA04/2021/2242/F - 15 storey purpose built student accommodation building and associated development (amended scheme from that previously approved under application reference LA04/2018/2602/F) on lands bounded by Little Victoria Street Bruce Street and Holmes Street
- (h) LA04/2020/1126/F - Demolition of existing buildings and construction of 13 no. dwelling houses and 10 no. apartments with car parking, landscaping, associated site works and access arrangements from Corrib Avenue (23 social housing units) at 30,32 & 34 Corrib Avenue (Pages 139 - 154)
- (i) LA04/2021/1581/A - 7x coloured 'Linen Quarter' logos stencilled on the back of wooden planters, 1x 'FLAXX @ Linen Quarter' text cut out from/painted on side steel canopy on land covering the road surface on Brunswick Street between the James Street South junction and Franklin Street Junction (Pages 155 - 164)

7. **Miscellaneous Items**

- (a) Listing of electrical service pillar near Blanchflower Park, Hollywood Rd (Pages 165 - 170)

8. **Restricted Items**

- (a) Quarter 2 Finance Update (Pages 171 - 178)
- (b) Local Development Plan (LDP) Update on Correspondence with Minister (Pages 179 - 192)

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Planning Committee

Tuesday, 16th November, 2021

HYBRID MEETING OF THE PLANNING COMMITTEE

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

Also attended: Councillor Lyons.

In attendance: Ms. K. Bentley, 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 Hutchinson, McCullough and Whyte.

Minutes

The minutes of the meeting of 11th and 21st October 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 November, 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 5c, namely LA04/2021/2127/F - Application under section 54 of the Planning Act (Northern Ireland) 2011 in respect of planning permission LA04/2020/1864/F at Glassmullin Gardens/Slieveban Drive. He had spoken in respect of the previous application and had been involved in a campaign in respect of the green space in the area. He therefore left the meeting when the item was discussed and did not participate in the vote.

Councillors Maskey and O'Hara declared an interest in item 5d, namely LA04/2021/1400/F – Provision of 2 no. single storey side extensions and refurbishment of existing building by Midland Boxing Club. They advised that they had received a presentation from the Boxing Club at a previous North Area Working Group meeting and had expressed support for the project. They both left the meeting for the duration of the item and did not participate in the vote.

Councillors Brooks, Hanvey, Hussey, Maskey, McMullan, Murphy and O'Hara declared an interest in item 5e, namely LA04/2021/1707/F - Active Travel Hub at Cathedral Gardens, in that they were members of the City Growth and Regeneration Committee and had

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expressed support for the specific proposal when it had been raised at that Committee. They left the meeting and did not participate in the vote.

Schedule of Meetings 2022

The Committee to hold meetings, at 5pm, on the following dates in 2022:

- Tuesday, 18th January;
- Thursday, 20th January (Workshop);
- Tuesday, 15th February;
- Thursday, 17th February (Workshop);
- Tuesday, 15th March;
- Tuesday, 29th March (Workshop)
- Tuesday, 12th April;
- Thursday, 14th April (Workshop);
- Tuesday, 17th May;
- Thursday, 19th May (Workshop);
- Tuesday, 14th June;
- Thursday, 16th June (Workshop);
- *No meetings in July (recess)*
- Tuesday, 16th August;
- Thursday, 18th August (Workshop);
- Tuesday, 20th September;
- Thursday, 22nd September (Workshop);
- Tuesday, 18th October;
- Thursday, 20th October (Workshop);
- Tuesday, 15th November;
- Thursday, 17th November (Workshop);
- Tuesday, 13th December; and
- Thursday, 15th December (if required).

Committee Site Visits

The Committee noted that a site visit had been undertaken, on 11th November, in respect of the following application:

- **LA04/2019/1886/F** - 13 Residential Apartments (On block of 11 No. Apartments, one block of 2 No. Apartments) with associated amenity space and site works at 42-50 Ormeau Road.

The Committee agreed to undertake pre-emptive site visits in respect of the following two applications:

- **LA04/2021/0911/F** - Demolition of existing building and construction of 9 no. apartments and associated site works at 236 Upper Newtownards Road; and
- **LA04/2020/0844/F & LA04/2020/0840/LBC** - Demolition of existing boundary wall; conversion of former schoolhouse to cafe and office space with new 1st floor mezzanine; and conversion of former warehouse and erection of

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extension to provide 8 no. apartments with associated cycle parking and bin storage area at Vacant Warehouse at Rathbone Street & former St Malachy's School at Sussex Place.

It also agreed to receive a briefing, follow by a site visit, in respect of the following application:

- **LA04/2020/2607/F** Residential development for the erection of 45no. dwellings (including 10no. apartments for over 55 active elderly persons) also comprising public open space, equipped children's play area and associated development, Former Belvoir Park Hospital Site, Hospital Road.

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 Strategic Director of Place and Economy, together with all other planning decisions which had been issued by the Planning Department between 13th October and 8th November 2021.

Miscellaneous Items

Disabled Parking Bay

The Committee was advised that correspondence had been received from the Department for Infrastructure in respect of the installation of a proposed disabled parking bay at 47 Victoria Drive.

The Committee noted the correspondence.

Extinguishment of Public Right of Way

The Committee was advised that correspondence had been received from the Northern Ireland Housing Executive, advising the Council that it had made an order on 28th November 2019 that certain public rights of way on NIHE land at Liffey Court would be extinguished. Approval for the extinguishment had been approved by the Department for Communities on 11th October, 2021. The Members were advised that the order had been requested to facilitate the upgrade of the courtyard as part of an environmental scheme.

The Committee noted the correspondence.

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)**

**(Reconsidered Item) LA04/2020/1363/F –
20 x apartments (17x1bed & 3x 2 bed)
and 2. retail units with ancillary lobby
space, refuse storage, bicycle storage
and amenity space at 173 Newtownards Road
and 1-5 Templemore Avenue**

The Principal Planning officer provided the Members with an overview of the application. She reminded the Committee that, at its meeting in June 2021, it had resolved to refuse the application for the following reasons:

1. The proposal would result in overdevelopment of the site and would be out of character with the area. The proposal is therefore contrary to the SPPS and Policy QD 1 Criteria a and b of PPS 7 – Quality Residential Developments, if permitted, it would result in an over dominant building which would result unacceptable damage to the local character due to the proposed height, scale, massing, density and overdevelopment of the site.
2. The proposal will impact on the setting of the listed buildings and as a result fails to comply with PPS 6 Policy BH 11 Development affecting the Setting of a Listed Building.

However, she explained that, following the meeting, the applicant had submitted amended plans reducing the height of the building, from six storeys to five, and removing one residential unit and one retail unit.

The Committee was advised that HED had been consulted on the amended plans and now offered no objections to the revised proposal. She explained that HED had commented at the June Committee meeting that, in its opinion, the proposal was close to being acceptable and that it considered that the removal of one floor and a setback would help alleviate its concerns.

The remaining consultees had previously offered no objections to the proposal.

The Principal Planning officer detailed that no additional representations had been received following further neighbour notification and that there had been 682 signatures of support for the proposal.

Whilst the space standards in the aPPS7 did not strictly apply, all units met the space standards and would have an outlook onto the public street. She explained that the officers' view was that the amended proposals had overcome the reasons for refusal resolved by the Committee at the previous meeting and that the scheme was now considered acceptable.

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The Chairperson advised the Committee that Mr. D. Jackson, Cornerstone NI, and Mr. J. Martin, consultant, were in attendance to address the Committee in respect of the amended application.

Mr. Jackson explained that they had been working hard with officers and the Historic Environment Division in order to reach a satisfactory plan for the site.

A Member queried the applications compliance with BMAP AR02, whereby buildings should be two to three storeys high. She also asked for clarity in respect of residential amenity whereby some apartments had just two windows, and whether an updated shadow analysis had been carried out.

In response, the Principal Planning officer advised that some areas, particularly on arterial routes, would evolve and change over time and that heights would increase. She explained that, given the reduction in height and that there was no longer an impact on the listed building nearby, officers felt that, on balance, the application was suitable within its context.

The Member stated that she was uncomfortable with the idea of allowing higher buildings along arterial routes without the required policy in place. In response to a further question, the Principal Planning officer confirmed that there were no other tall buildings within the immediate context of the application site.

In response to a further question, the Principal Planning officer clarified that an updated light assessment had not been carried out but that some walls had been removed in the amended plans, which would allow a greater amount of daylight into the rooms, and that daylight could be enjoyed from the external amenity space.

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.

On a vote, eight Members voted for the proposal, with one against and two no votes, and it was accordingly declared carried.

**LA04/2021/1778/F & LA04/2021/1779/LBC –
Change of use from pump house and cafe/restaurant
to distillery with associated ancillary visitor tour facilities
at Thompson Dock Pump House and Car Park
of Northern Ireland Science Park (Innovation
Centre), Queens Road**

The Principal Planning officer provided the detail of the applications which sought full permission and Listed Building Consent for the change of use from a pump house and cafe/restaurant to a distillery with associated ancillary visitor tour facilities. It included works to the listed building that comprised relocation and reconfiguration of a platform lift and stair,

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construction of internal walls, the reconfiguration of the toilet area at mezzanine level, the provision of an accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in the existing external and internal walls for access and services, the installation of meeting / viewing room pod with associated internal bridge structure and the installation of distillery equipment and platform.

He advised the Members of the key issues which had been considered in the assessment of the applications, which included:

- the principle of the proposed use;
- the design and impact on built heritage;
- the impact on natural heritage;
- access and parking;
- flood risk; and
- waste management.

The Committee was advised that the application site, at Thompson Dock Pump House, was a Grade B1 Listed Building. It was also adjacent to two Scheduled Monuments, namely, Alexandra Dry Dock and Thompson Dry Dock.

The Principal Planning officer explained that the site was within the development limits of Belfast within the Belfast Urban Area Plan 2001 and Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) (dBMAP 2015).

He reported that the proposal had been assessed against, and was considered acceptable having regard to the SPPS for Northern Ireland, the Belfast Urban Area Plan 2001, the Draft Belfast Metropolitan Area Plan 2015, PPS2, PPS3, PPS6, PPS13, PPS15 and PPS16, as well as other relevant material considerations.

The Members were advised that the application included 50 car parking spaces within the red line site and that a lease agreement had been agreed with Catalyst Inc. to avail of overspill car parking when necessary. He added that the application, if approved, would include a car parking condition to ensure adequate parking spaces for the development.

The Principal Planning officer advised that DfI Rivers Flood Maps (NI) confirmed that the site was affected by the 1 in 200 year coastal plain and therefore FLD 1 of PPS 15 applied. He outlined that the proposed development constituted an exception to the policy as stated within FLD 1, in that the building was existing and the site had been previously developed. He explained that a drainage/flood risk assessment had been submitted, which noted that the project had regional economic importance as a visitor destination and given the listed building status to be used for the distillery, an alternative location would not secure the long term use and associated upkeep and maintenance of the regionally significant listed building. The report considered that all sources of flood risk to and from the proposed development had been identified and that there were adequate measures to manage and mitigate any increase in flood risk arising from the development. He advised that it confirmed that the existing ground floor and lower floors would flood in a T200 Tidal event.

The Committee was advised that the dock was a Scheduled Monument, so no external flood prevention walls or measures were possible, but that mitigation measures, including

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flood Resilience measures, demountable floor guards, the implementation of robust flood mitigation measures together with flood alarms and a flood emergency evacuation plan were proposed. The report concluded that if all the recommendations in the report were implemented fully then it was considered that the proposal had an acceptable level of flood risk.

The Committee was asked to note that there had been no objections raised by consultees, including NI Water, Rivers Agency and DAERA Natural Environment Division. He advised that DFI Roads, HED Historic Buildings, DAERA Water Management Unit and Environmental Health had no objections to the proposal, subject to conditions. He explained that responses from HED Historic Monuments and DAERA Marine and Fisheries Division were still outstanding. Following advertisement in the local press as well as neighbour notification, no written representations had been received.

The Chairperson advised the Committee that Mr. R. O'Toole, planning agent, was in attendance to answer questions in respect of the application.

In relation to a Member's question, Mr. O'Toole confirmed that there was already an existing consent in relation to the discharging of waste to the harbour sewer system from the existing building. He advised the Members that the change of use from the current tourist facility, café and restaurant should not materially increase the waste discharge.

In response to a further question from a Member, Mr. O'Toole confirmed that the trade effluent discharge consent had not yet been received from NI Water.

A Member requested clarity from officers in relation to the response from the Rivers Agency, which stated that the application had not been given exception status from the planning authority but whereby the report stated that it had been given exception status. The Principal Planning officer advised the Committee that it was deemed an exception, given that it was an existing building and it constituted the re-use of a building, within a brownfield site, in a floodplain.

The Member expressed concern that there was a serious risk to life in terms of flood risk at the location and queried who would be charged with assessing the emergency evacuation plan.

The Director of Planning and Building Control advised the Committee that the responsibility would fall to the applicant in terms of how the site would be managed. She added that the Committee should be mindful in terms of the use of the proposal, which was for a tourist facility and not residential use, and should therefore be proportionate in its consideration.

The Divisional Solicitor added that there was legislation in respect of health and safety at work and in regard to non-employees at the site, and that that would be included as part of the risk assessments, including flood risk.

The Committee granted approval and consent to the applications, subject to conditions, with the final wording of conditions delegated to the Director of Planning and Building Control.

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**LA04/2021/2127/F - Application under section 54
of the Planning Act (Northern Ireland) 2011
in respect to planning permission LA04/2020/1864/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
conditions 4, 7 and 9 (seeking to vary the Private
Street Determination drawing to be implemented)**

(Councillor Collins declared an interest in this item and left the meeting for the duration of the discussion)

The Committee was presented with the main details of the application which sought to vary conditions 4, 7 and 9 of planning permission LA04/2020/1864/F, under Section 54 of the Planning Act (Northern Ireland) 2011.

The Principal Planning officer outlined that the site was located within the development limits of Belfast within the Belfast Urban Area Plan 2001 and both versions of Draft Belfast Metropolitan Area Plan (2015). The site was within an existing area of open space, now characterised by the development previously approved. He explained that the variation of conditions 4, 7 and 9 sought to amend the approved private streets determination drawing, by addressing fundamental concerns which the local community had relating to the orbital footpath approved under Z/2014/0077/F.

The Committee was advised that DfI Roads Service had been consulted and had responded with no objections to the proposed variations and had also advised that condition 7 should be deleted.

On balance, the Principal Planning officer explained that the proposed revisions were acceptable.

The Committee granted approval to the application, subject to conditions, with the final wording of conditions delegated to the Director of Planning and Building Control.

**LA04/2021/1400/F - 2 single storey side extensions
and refurbishment of existing building at 9 Cultra Street,
Tigers Bay**

(Councillors Maskey and O'Hara declared an interest in this item and left the meeting at this point in proceedings.)

The Committee was apprised of the details of the application which was lodged jointly by the Council and Midland Boxing Club.

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It sought full planning permission for 2 single storey side extensions and the refurbishment of Midland Boxing Club. The Members were advised that a new entrance with an access ramp would be formed in addition to new windows.

The Principal Planning officer advised that the main issues which had been considered were the effect of the proposal on the character and appearance of the area, the impact on the living conditions of the neighbouring properties and road safety.

She outlined that Northern Ireland Environment Agency, Rivers Agency, Northern Ireland Electricity and Environmental Health had offered no objections to the proposal. The Members were advised that Environmental Health had recommended that a condition in relation to contaminated land be attached to any approval.

The Committee granted approval to the application, subject to conditions, with the final wording of conditions delegated to the Director of Planning and Building Control.

LA04/2021/1707/F - Active Travel Hub Comprising 2 x Shipping Containers. 1 Container to House Active Travel Operators, 1 Container to Store Bicycles and other Equipment at Cathedral Gardens

(Councillors Brooks, Hanvey, Hussey, Maskey, McMullan, Murphy and O'Hara declared an interest in this item and left the meeting.)

The Committee was advised of the details of the Council application whereby permission was sought for a temporary period of two years.

The proposed site fell within Belfast City Centre and the Cathedral Conservation Area as outlined in the BUAP & dBMAP. The Members were advised that the area was in the Main Office Area and Belfast Cross which provided access to principle shopping and commercial areas in the city centre. The area was a cultural core for heritage and a concentration of retailing and other city centre functions including entertainment, leisure, cultural, civic, residential and office uses.

The proposal Members were advised that the temporary project sought to increase active travel and push for a modal shift. As a temporary project, the officer outlined that it was in general conformity with the relevant policy and area designations.

The Committee was advised that DFI Roads, Historic Environment Division, Environmental Heath, BCC Trees Department had all been consulted and had no objections, subject to conditions. The Members were advised that the Council's Conservation Officer had advised they were unable to support the proposal given that it was a non-historical structure with an industrial appearance. The Principal Planning officer explained that it was considered, on balance, that the project was designed to contribute to the vibrancy of the city and, given its temporary nature, it was reversible and therefore it would not have an unacceptable impact.

The Committee was advised that a letter of support for the proposal was received from the Ulster University.

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The Committee granted a temporary approval to the application, for two years, subject to conditions, with the final wording of conditions delegated to the Director of Planning and Building Control.

Chairperson

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



Department for

Infrastructure

An Roinn

Bonneagair

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Being Dealt With By: James Allen

Direct Line: 028 90 526186

Your Ref:

Our Ref:

Date: 2 December 2021

Dear Mrs Wylie,

COLLINGWOOD ROAD, BELFAST – PROPOSED WAITING RESTRICTIONS.

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

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

It is proposed to introduce the following restriction:

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

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

Yours sincerely,

Ricky Darrah

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

Enc.





Department for

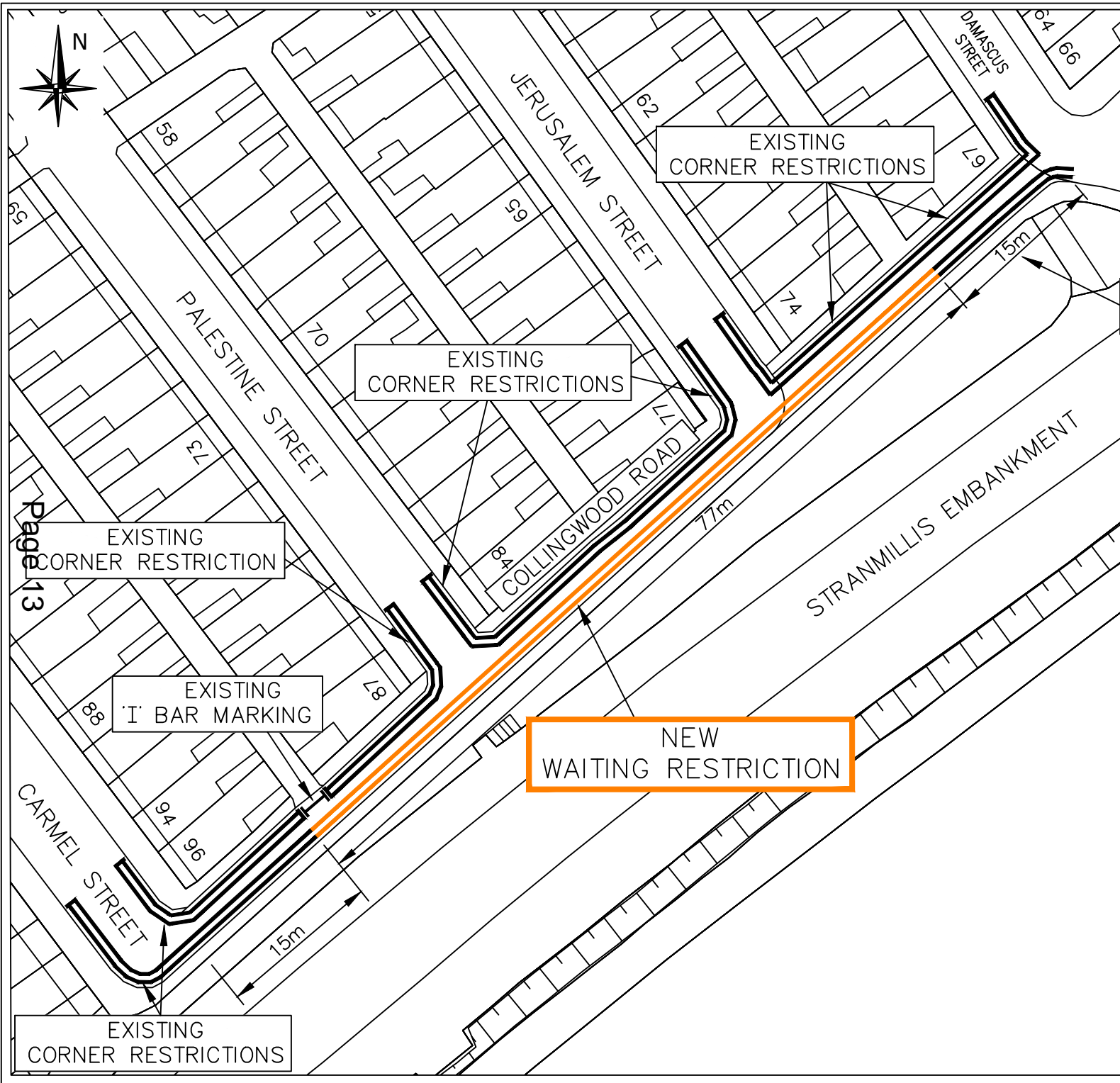
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Project			
COLLINGWOOD ROAD BELFAST			
Title			
NEW WAITING RESTRICTION			
FILE NO.		DESIGNED	date OCT 21
DRAWN		CHECKED	date
TRACED		APPROVED	date
Drg. No.			Revision

Scales 1:500

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PLANNING COMMITTEE – 14 DECEMBER 2021

APPEAL DECISIONS NOTIFIED

None

Decisions issued between 8 November and 7 December 2021

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2257/F	MAJDEV	81-87 Academy Street & 2-6 Exchange Street Belfast BT1 2LS.	Erection of 16 storey residential building comprising 105 units (60 x one bed and 45 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), roof terrace, plant room, substation and associated public realm works. (Amendment to planning permission reference (LA04/2017/2811/F).	PERMISSION GRANTED
LA04/2019/2279/F	LOCDEV	Blocks 4 5 6 Clonaver Drive Belfast BT4 2FB.	Demolition of existing buildings on site and erection of 29 no. apartments across 4 buildings (4 no. apartments in Block No. 1, 8 no. apartments in Block 2, 8 no. apartments in Block 3 and 9 no. apartments in Block 4) with associated landscaping and car parking (Amended Description and Drawings)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0845/O	MAJDEV	Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club Belfast BT9 6GW.	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). Further information and amended drawings received including addendum to Environmental Statement. Amendments include temporary parking arrangements adjacent to the southern boundary with Harberton Crescent and part of the south western boundary with Balmoral Golf Club.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1220/F	LOCDEV	St Aidan's Church of Ireland 81 Blythe St Belfast BT12 5HX	Proposed single storey flat roof side extension and other alterations to an existing church.	PERMISSION GRANTED
LA04/2020/1253/F	LOCDEV	2 Queens Quay Belfast BT3 9QQ	Vary condition 2 of planning approval LA04/2018/1509/F regarding the submission of a verification report specifically ground gas related to the security hut.	PERMISSION GRANTED
LA04/2020/1659/F	LOCDEV	On the footpath adjacent to St Matthews Parish Church Hall Shankill Road Edenderry Belfast BT13 4AE	Erection of New 15m high Phase 8 Monopole C/W Wrapround Cabinet at Base and Associated Ancillary Works.	PERMISSION REFUSED
LA04/2020/1664/F	LOCDEV	Lands SE of apartments 24-65 Fortwilliam Grange Fortwilliam Park Belfast BT15 4AU.	1 no. 3 storey apartment building (21 apartments) with associated landscaping, pedestrian access, internal road and car parking areas located within grounds of existing apartment complex	PERMISSION REFUSED
LA04/2020/1665/F	LOCDEV	Lands NW of apartments 1-23 Fortwilliam Grange Fortwilliam Park Belfast BT15 4AU.	1 no. 4 storey apartment building (12 apartments) with associated landscaping, pedestrian access, internal road and car parking areas located within grounds of existing apartment complex	PERMISSION REFUSED
LA04/2020/1930/F	LOCDEV	Ligoneil Working Mens Club 186A Ligoneil Road Belfast BT14 8DT	Retention of existing external concrete terracing to side and front of Ligoneil Working Mens club for use as area (with tables) for smoking and consumption of alcohol (only for use by Ligoneil working mens club)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2276/F	LOCDEV	114 Upper Lisburn Road Finaghy BT10 0BD	Variation of Condition 4s (hard surfaced parking area) and Condition 5 (approved plan numbers) of application Z/2004/0437/F for elevational changes and for changes to the parking configuration to align with the layout approved under application LA04/2017/0063/F (AMENDED DESCRIPTION AND PLANS)	PERMISSION GRANTED
LA04/2020/2298/F	LOCDEV	52 Elmwood Avenue Belfast. BT9 6AZ	Proposed change of use from office to residential, including replacement of rear return with new 4 storey extension to create 7 No. 1-bed apartments with cycle and bin storage to rear.	PERMISSION REFUSED
LA04/2020/2503/F	LOCDEV	18 Wellington Park Belfast BT9 6DJ	First floor extension to side and rear of existing dwelling	PERMISSION REFUSED
LA04/2020/2506/F	MAJDEV	Former Ballynafeigh Police Station 332 Ormeau Road Belfast BT7 2GE.	Application to vary condition 9 LA04/2018/1415/F relating to odour abatement measures.	PERMISSION GRANTED
LA04/2021/0046/F	LOCDEV	154 Beersbridge Road Belfast BT5 4RY	Proposed development of 9 apartments. Changes to extant approved development LA04/2018/0760/F to include (1) change of roof design, (2) window arrangement (3) internal layout amendments to apartment no's 1,2,4,5,7,8 and (4) changes to the communal rear amenity area	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0165/F	MAJDEV	176-178 Shore Road (HSS Hire) and 194-196 Shore Road (Lidl) Belfast BT15 3QA.	Demolition of existing buildings, erection of replacement discount supermarket, car parking, vegetated retaining wall, landscaping, amended access, alterations to Shore Road, and associated site works.	PERMISSION GRANTED
LA04/2021/0250/A	LOCDEV	At the southern corner of the DRD car park approximately 10m from the junction of Westlink and York Street Belfast (BT15)	Temporary Permission for Existing Lightbox Sign: Renewal of previous application LA04/2016/2297/A (Amended Description)	PERMISSION GRANTED
LA04/2021/0254/DC	LOCDEV	Former Ballynafeigh Police Station 332 Ormeau Road Belfast BT7 2GE.	Discharge of conditions 4, 5 and 6 of LA04/2018/1415/F.	CONDITION DISCHARGED
LA04/2021/0285/F	LOCDEV	3 Garranard Park Belfast BT4 2GL	Existing dwelling to be demolished. New detached single storey dwelling with additional accommodation in roofspace. Existing site entrance repositioned. Additional site entrance	PERMISSION GRANTED
LA04/2021/0448/LDE	LOCDEV	143 Ebor Street Belfast BT12 6NQ.	House in Multiple Occupancy HMO.	PERMITTED DEVELOPMENT
LA04/2021/0462/LBC	LOCDEV	2 Cyprus Avenue Belfast Co.Antrim BT5 5NT.	Demolition of garage, partial outbuilding, covered area and 20 century one storey extension. New single storey extension to side/rear to provide additional living space and storage. Repair work and repair work to a listed dwelling.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0505/A	LOCDEV	Junction of Beersbridge Road and Castlereagh Road Belfast BT5 5FP	Retention of 4x48 Sheet Static Advertising Displays	PERMISSION REFUSED
LA04/2021/0539/F	LOCDEV	Site adjacent to no 31 Eastleigh Dale Belfast BT4 3DT	Proposed construction of 2no apartments and associated car parking	PERMISSION REFUSED
LA04/2021/0624/F	LOCDEV	Public footpath junction of Strathmore Park and Antrim Road 18m South of 554 Antrim Road Belfast BT15 5GJ	Proposed Installation of a 15m High Telecoms Streetpole with Integrated Antenna and 4no. Equipment Cabinets with Ancillary Equipment. (Amended Description and Plans).	PERMISSION REFUSED
LA04/2021/0637/F	LOCDEV	2 Cyprus Avenue Belfast Co.Antrim BT5 5N7	Demolition of garage, partial outbuilding, covered area and 20 century one storey extension. New single storey extension to side/rear to provide additional living space and storage. Repair work and repair work to a listed dwelling.	PERMISSION GRANTED
LA04/2021/0681/DC	LOCDEV	43-47 University Road Belfast BT7 1ND	Discharge of condition no. 4 of LA04/2019/2437/F (Noise Verification Report)	CONDITION NOT DISCHARGED
LA04/2021/0741/F	LOCDEV	Adjacent to 692 Antrim Road Belfast BT15 5GP	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 REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0775/F	LOCDEV	665 Lisburn Road Malone Lower Belfast BT9 7GT	Proposed change of use of first floor retail space to two treatment rooms in association with minor cosmetic procedures (Class D1(a)) and retention of ground floor retail space	PERMISSION GRANTED
LA04/2021/0848/F	LOCDEV	15-17 Chichester St Belfast BT14JB	Proposal to amend existing ground floor facade finish and the inclusion of new glazing at ground floor and at office entry location. Proposal also includes the upgrading of existing roof plant in equal exchange that will remain to be concealed from street view.	PERMISSION GRANTED
LA04/2021/0941/F	LOCDEV	5 Dudley Street Belfast BT7 1GW.	Proposed conversion of duplex apartment to 2No. 2-bed apartments. No change is planned to the exterior of the current building.	PERMISSION GRANTED
LA04/2021/0971/F	LOCDEV	Apts 1-4 at no 93 93a & 93b Gilnahirk Road Gortgrib Belfast BT5 7QL	Provision of external switch room to front and drying areas to rear. Alterations to surface finishes, boundary treatments and bike parking as per original planning approval LA04/2016/0343/f	PERMISSION REFUSED
LA04/2021/1037/LBC	LOCDEV	99 Upper Newtownards Road Belfast BT4 3HW	Demolition of existing extension with new infill extension. Alterations to elevations including new openings and internal alterations. Vehicular access gate replaced and relocated with sliding entrance gate.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1038/F	LOCDEV	99 Upper Newtownards Road Belfast BT4 3HW	Demolition of existing extension and construction of new infill extension. Alterations to elevations including new openings and internal alterations. Vehicular access gate replaced and relocated with sliding entrance gate.	PERMISSION GRANTED
LA04/2021/1094/DC	LOCDEV	484 Upper Newtownards Road BT4 3GZ.	Discharge of condition 4 Z/2014/1341/F.	CONDITION NOT DISCHARGED
LA04/2021/1119/F	MAJDEV	58 Duncrue Street Belfast BT3 9AR	Change of use from industrial storage units to waste metal recycling facility for export with offices, in curtilage parking and turning and associated works. (Further information received)	PERMISSION GRANTED
LA04/2021/1145/DC	LOCDEV	43-47 University Road Belfast BT7 1ND.	Discharge of condition no. 2 of LA04/2019/2437/F (windows details)	CONDITION DISCHARGED
LA04/2021/1150/LDE	LOCDEV	12 Sandhurst Drive Belfast BT9 5AY	House in multiple occupancy HMO	APPLICATION REQUIRED
LA04/2021/1162/LDE	LOCDEV	146 Cliftonpark Avenue Belfast BT14 6DT	House in Multiple Occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1164/LDE	LOCDEV	16 Cedar Avenue Belfast BT15 5AS	House in Multiple Occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1176/F	LOCDEV	15 Westway Gardens BELFAST.BT13 3NR	First floor extension to side over existing side extension, dormer to rear with Juliette balcony and changes to rear elevation.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1181/F	LOCDEV	116 Harberton Park Belfast BT9 6TU	Flat roof of existing single storey rear extension to be converted into rooftop terrace with access doors and balustrading.	PERMISSION REFUSED
LA04/2021/1183/F	LOCDEV	32 Deramore Park Belfast BT9 5JU	Alterations to existing access and construction of new boundary fence behind existing hedging and entrance gates (Amended Scheme).	PERMISSION GRANTED
LA04/2021/1185/F	LOCDEV	50 Windsor Road Belfast BT9 7FQ	Loft conversion with Dormer to rear.	PERMISSION GRANTED
LA04/2021/1193/F	LOCDEV	Second floor of 96-98 High Street Belfast BT1 2BG.	Proposed change of use of part of second floor of existing public house to micro-brewery to be operated in conjunction with existing public house.	PERMISSION GRANTED
LA04/2021/1198/F	LOCDEV	Lands at Upper Dunmurry Lane Belfast BT17 0HG (Lands between and to rear of 142 Upper Dunmurry Lane and No.1 Dunmurry Close).	Erection of 2 apartments at Plots 28 and 29 (Change of house type previously approved under LA04/2017/1216/F).	PERMISSION GRANTED
LA04/2021/1221/LDE	LOCDEV	Flat 2 85 University Avenue Belfast BT7 1GX	House in multiple occupancy (one HMO Unit)	PERMITTED DEVELOPMENT
LA04/2021/1226/F	LOCDEV	3 Hillside Gardens Stranmillis Belfast BT9 5EP	Elevation changes including render to front and side elevation with additional side window.(Amended Plans)	PERMISSION GRANTED
LA04/2021/1241/NMC	LOCDEV	16 Sandhill Gardens Belfast BT5 6FF.	Non-Material Change LA04/2019/0302/F	NON MATERIAL CHANGE GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1243/DC	LOCDEV	30-44 Bradbury Place Belfast BT7 1RT	Discharge of condition no7 of planning approval LA04/2017/2753/f	CONDITION DISCHARGED
LA04/2021/1246/NMC	LOCDEV	484 Upper Newtownards Road Belfast BT4 3GZ.	Non Material Change Z/2014/1341/F.	NON MATERIAL CHANGE REFUSED
LA04/2021/1256/F	LOCDEV	77 Knockbreda Road Ballynafoy Belfast BT6 0JD	Loft conversion with rear dormer and Juliet Balcony. New roof lights on front elevation.	PERMISSION REFUSED
LA04/2021/1257/F	LOCDEV	17 Bawnmore Road Belfast BT9 6LA	Demolition of existing lean to conservatory to rear of dwelling, single storey rear extension, proposed conversion of roof/attic with associated rear dormer. (Amended Proposal)	PERMISSION GRANTED
LA04/2021/1271/F	LOCDEV	72 Osborne Park Belfast BT9 6JP	Proposed new single storey rear extension, new window and door alterations to side and rear elevations. Raised patio and steps to rear including alterations to side of garage to provide covered patio	PERMISSION GRANTED
LA04/2021/1272/DCA	LOCDEV	72 Osborne Park Belfast BT9 6JP	Removal of section of side wall at rear to form new opening into proposed extension. removal of section of side wall at existing garage. Window and door alterations to rear main wall and existing rear return.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1277/F	LOCDEV	122 124 136 138 and 140 Donegall Street Belfast BT1 2FF	Proposed additional 5th floor office to existing 4 storey building along with alterations to existing front (Donegall Street) facade to provide new glazed frontage.	PERMISSION GRANTED
LA04/2021/1280/F	LOCDEV	32-36 University Road Belfast BT7 1NH	Proposed mixed-use development comprising alterations, rear extension and new shopfront to provide a modernised ground floor retail space and change of use from office to 9 no. apartments on upper floors, with separate access to University Road (Amended Drawings)	PERMISSION REFUSED
LA04/2021/1407/F	LOCDEV	4 Eglantine Avenue Belfast BT9 6DX.	Amendment to existing planning permission (LA04/2020/2328/F) consisting of omission of side extension, reducing proposed development from 6No. to 5No. self contained apartments.	PERMISSION GRANTED
LA04/2021/1410/DCA	LOCDEV	17 Bawnmore Road Belfast BT9 6LA.	Demolition of existing lean to conservatory to rear of dwelling and part demolition of roof	PERMISSION GRANTED
LA04/2021/1418/F	LOCDEV	12 Ormiston Square Belfast BT4 2RU	Retrospective single storey rear extension	PERMISSION GRANTED
LA04/2021/1429/LDE	LOCDEV	15 Strandview Street Belfast BT9 5FF	House in Multiple Occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1432/LDE	LOCDEV	11B Eglantine Gardens Belfast BT9 6EZ.	House in multiple occupancy HMO	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1448/A	LOCDEV	Carpark at junction of Lavinia Square and Ormeau Road BELFAST BT7 2EB	Digital advertising panel	PERMISSION REFUSED
LA04/2021/1452/F	LOCDEV	8 Olympia Street Belfast BT12 6NJ	GChange of use from dwelling to House in Multiple Occupation HMO	PERMISSION GRANTED
LA04/2021/1457/LDE	LOCDEV	21 Melrose Street Belfast BT9 7DL	House in Multiple Occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1489/LDE	LOCDEV	34 Fitzroy Avenue Belfast BT7 1HW	House in multiple occupancy HMO	APPLICATION REQUIRED
LA04/2021/1507/F	LOCDEV	8 Forest Lane Dunmurry. BT17 0YT.	Proposed 2 storey with part single storey extension to side and rear of existing dwelling with attached garage.	PERMISSION GRANTED
LA04/2021/1509/F	LOCDEV	43 Gransha Park Belfast BT11 8AT.	Single storey side and rear extension to dwelling. (amended plans)	PERMISSION GRANTED
LA04/2021/1520/F	LOCDEV	Belfast Media Group Teach Basil 2 Hannahstown Hill Belfast BT17 0LT	Material change of use from 2No. first floor offices to an after-school care facility, within Teach Basil.	PERMISSION GRANTED
LA04/2021/1528/F	LOCDEV	Custom House Custom House Square Belfast BT1 3ET.	Proposed reopening of blocked up windows to provide window openings; new entrance doors, external plant located within northern courtyard; covered canopy within external southern courtyard.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1529/LBC	LOCDEV	Custom House Custom House Square Belfast BT1 3ET.	Proposed reopening of blocked up windows to provide window openings; New entrance doors, external plant located within northern courtyard; covered canopy within external southern courtyard; internal reconfiguration at lower ground floor, ground floor, first floor and second floor levels to provide open plan office space including, reception; meeting rooms; communal meeting areas; toilets, shower room; bicycle store; bin store; and all associated works.	PERMISSION GRANTED
LA04/2021/1538/F	LOCDEV	66 Knock Eden Park Belfast BT6 OJG	Single storey side and rear extension with patio area to rear	PERMISSION GRANTED
LA04/2021/1543/F	LOCDEV	27 Drumart Drive Belvoir Belfast BT8 7ET	Single storey extension to side and rear with access steps to rear and ramped access to front/side	PERMISSION GRANTED
LA04/2021/1546/LBC	LOCDEV	176-182 Albertbridge Road Belfast BT5 4GS and 179-187 Albertbridge Road Belfast BT5 4PW	Existing signage to be carefully removed; new signage to be installed with strip lighting; existing roller shutters and guides to retail units to be carefully removed; New roller shutters to be installed; existing render to be cleaned and repaired as necessary and repainted to approved colour; shop front windows and doors to be cleaned down and repainted	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1549/LDE	LOCDEV	Flat 1 78 Fitzroy Avenue Belfast BT7 1HX.	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1564/F	LOCDEV	Albertbridge Road from Cluan Place/Stormount Lane to Glenallen Stree/Lord Street Belfast.	Environmental improvement scheme to include natural stone paving, new kerbs, soft landscape features. Improvements to existing shopfronts include repair of rainwater goods, new shutters, signage and repainting.	PERMISSION GRANTED
LA04/2021/1569/DCA	LOCDEV	16D Adelaide Park Malone Belfast BT9 6FX.	Partial demolition of roof to accommodate roof lights.	PERMISSION GRANTED
LA04/2021/1586/A	LOCDEV	Former Belfast Telegraph Printworks 124-132 Royal Avenue Belfast BT1 1DN.	Proposed mesh banner signage (19.1m x 9.84m) for a temporary basis of 24months	PERMISSION REFUSED
LA04/2021/1601/F	LOCDEV	22 Coolnasilla Avenue Belfast BT11 8LD	Single storey extension to rear	PERMISSION GRANTED
LA04/2021/1612/F	LOCDEV	99 Gilnahirk Road Belfast BT5 7DL	Proposed 2 storey detached garage with balcony	PERMISSION GRANTED
LA04/2021/1636/F	LOCDEV	28 Deramore Park South Malone Upper Belfast BT 9 5JY.	Retrospective application for revised access and boundary wall.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1655/F	LOCDEV	8 Marguerite Park Belfast BT10 0HF	2 storey and single storey rear extension and associated site works	PERMISSION GRANTED
LA04/2021/1669/F	LOCDEV	23 Richhill Crescent Knock Belfast BT5 6HF.	Single storey extension to rear with partial conversion of existing garage.	PERMISSION GRANTED
LA04/2021/1704/F	LOCDEV	379 Upper Newtownards Road Belfast BT4 3LG	Single storey rear extension. Raised patio to rear and covered seating area.	PERMISSION GRANTED
LA04/2021/1706/F	LOCDEV	8 Mount Pleasant Belfast BT9 5DS	Proposed rear single storey extension and external alterations.(Amended Plans)	PERMISSION GRANTED
LA04/2021/1707/F	LOCDEV	Cathedral Gardens Belfast BT1 2GT	Active Travel Hub Comprising 2no. Shipping Containers. 1 Container to House Active Travel Operators, 1 Container to Store Bicycles and other Equipment. Temporary Permission for Two Years	PERMISSION GRANTED
LA04/2021/1710/LBC	LOCDEV	8 Mount Pleasant Malone Lower Belfast BT9 5DS.	Proposed rear single storey extension and external alterations.	PERMISSION GRANTED
LA04/2021/1718/F	LOCDEV	12 Gibson Park Gardens Belfast BT6 9GN	Single storey rear extension to existing semi-detached two storey dwelling to provide living dining and kitchen	PERMISSION GRANTED
LA04/2021/1719/F	LOCDEV	16 Torrens Road Belfast BT14 6UL	Proposed two storey extension to rear of dwelling	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1731/LBC	LOCDEV	557 Ormeau Road Belfast BT7 3JA	Removal of existing galv corrugated pitched roof to outhouse for replacement with re-oriented and extended pitched roof. Extension of existing outhouse over the footprint of a pre existing coal house. provision of a glazed sunroom extension in the rear yard	PERMISSION GRANTED
LA04/2021/1733/F	LOCDEV	557 Ormeau Road Belfast BT7 3JA	Alteration and extension of existing rear outhouse and pre existing coal house. provision of single storey glazed sunroom extension to the rear	PERMISSION GRANTED
LA04/2021/1739/F	LOCDEV	42 Diamond Gardens Belfast	Single storey extension to rear of existing garage to incorporate a craft studio.	PERMISSION GRANTED
LA04/2021/1744/A	LOCDEV	22 Castle Lane Belfast BT1 5DB.	1no. Fascia sign, 1no. Projecting sign, 2no. printed retractable awnings	PERMISSION GRANTED
LA04/2021/1755/F	LOCDEV	23 Orchardville Gardens Belfast BT10 0JU	Proposed single storey extension to side of existing 2 storey dwelling	PERMISSION GRANTED
LA04/2021/1758/F	LOCDEV	10 The Straight Cregagh. Belfast. BT6 0EP.	Single storey extension to side of dwelling and platform lift to front of dwelling	PERMISSION GRANTED
LA04/2021/1760/F	LOCDEV	31 Owenvarragh Park Belfast BT11 9BD	Single and two storey rear extension. Raised patio to rear. (Amended Description)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1784/A	LOCDEV	Lands at 25 Colinglen Road Ballycullo Tom of the Tae-End Dunmurry. BT170LR	LED display sign to be fixed to wooden fence at entrance to site	PERMISSION GRANTED
LA04/2021/1788/DC	LOCDEV	Land at 27 Medway Street Belfast BT4 1GP.	Discharge of condition 8 LA04/2020/1720/F.	CONDITION NOT DISCHARGED
LA04/2021/1792/DC	LOCDEV	East Pitch Downey House Pirrie Park Gardens Belfast BT6 0AG.	Discharge of condition 16 LA04/2018/1411/F.	CONDITION NOT DISCHARGED
LA04/2021/1793/DC	LOCDEV	West Pitch Downey House Pirrie Park Gardens Belfast BT6 0AG.	Discharge of condition 16 LA04/2020/0757/F.	CONDITION NOT DISCHARGED
LA04/2021/1807/F	LOCDEV	16D Adelaide Park Belfast BT9 6FX	Conversion of existing garage to studio workshop and insertion of 4no. velux windows and mezzanine floor.	PERMISSION GRANTED
LA04/2021/1811/F	LOCDEV	17 Cranmore Avenue Belfast.	Demolish rear returns and construct 2 storey rear extension and single storey side extension to dwelling + provide wider vehicle access and gated access + new pedestrian gated access.	PERMISSION GRANTED
LA04/2021/1812/DCA	LOCDEV	17 Cranmore Avenue Belfast BT9 6JH.	Demolish existing single storey and two storey rear return and single storey conservatory.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1813/F	LOCDEV	22 Castle Lane Belfast BT1 5DB.	Proposed change of use from Retail (Class A1) to cafe/restaurant (Sui Generis) with replacement doors and plant/equipment.	PERMISSION GRANTED
LA04/2021/1818/F	LOCDEV	Units 2-3 Knockgowan House 224-228 Knock Road Belfast BT5 6LA	Change of Use from Retail Unit to Hot Food Take-Away	PERMISSION GRANTED
LA04/2021/1838/LDP	LOCDEV	Short Strand Bus Depot Mount Pottinger Road Belfast BT5 4BH	Provision of 19No. Electrical Vehicle (EV) Charging Units and Associated Plant/Infrastructure (provision of 1No.GRP Plant Kiosk, 2No.cable trays, 41No. parking bollards, 2No. armco barriers and 37No. replacement bus wheel stops).	PERMITTED DEVELOPMENT
LA04/2021/1851/F	LOCDEV	13 Ballymurphy Rd Belfast BT12 7JL	Full application for proposed residential single-storey rear extension . Area of proposed extension 17.73sqm. Access to rear property through house and existing covered ally/walkway.	PERMISSION GRANTED
LA04/2021/1863/LDE	LOCDEV	3b Ireton Street (Flat 2) Belfast BT7	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/1871/LDE	LOCDEV	37 Lower Windsor Avenue Belfast BT9 7DW	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2021/1876/F	LOCDEV	35 Prince Edward Drive Belfast BT9 5GB	Double storey side extension and internal alterations. (Amended Plans)(Amended Description)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1883/DCA	LOCDEV	15-17 Chichester Street Belfast BT1 4JB	Minor demolition around building entrance and lowering of ground floor cill levels to enable level threshold	PERMISSION GRANTED
LA04/2021/1890/F	LOCDEV	563 Oldpark Road Belfast BT14 6QW	Single storey extension to side and rear of dwelling	PERMISSION GRANTED
LA04/2021/1900/F	LOCDEV	1 Mount Eagles Mews BT17 0GR	Single storey extension to side and rear incorporating existing garage. Rear dormer and rooflights on front elevation. (Amended Description)	PERMISSION GRANTED
LA04/2021/1908/F	LOCDEV	PIPS charity 279-281 Antrim Road Belfast BT15 2GZ	Proposed erection of a detached timber frame modular building in rear yard for therapy use/additional consultation office space.	PERMISSION GRANTED
LA04/2021/1916/F	LOCDEV	11 Suffolk Parade Belfast BT11 9JR	Single storey extension to rear of dwelling with associated rear attic dormer at second floor	PERMISSION GRANTED
LA04/2021/1928/F	LOCDEV	Apartment 9 17 The Walled Garden Belfast BT4 2WG	Two conservation rooflights proposed in existing roof of listed building	PERMISSION GRANTED
LA04/2021/1935/LDE	LOCDEV	34c Edinburgh Street Belfast BT9 7DS	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/1943/DCA	LOCDEV	22 Castle Lane Belfast BT1 5DB	Removal of existing shopfront door/window	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1954/F	LOCDEV	48 Ardenlee Parade Belfast BT6 0AL.	Demolish existing rear return and replace with single storey side and rear extension to dwelling.	PERMISSION GRANTED
LA04/2021/1955/LDE	LOCDEV	Flat 1 3A Ireton Street Belfast BT7.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2021/1957/A	LOCDEV	86 Sydenham Road Belfast BT3 9DJ.	"Relief lettering with illuminated back mounted onto front facade"	PERMISSION GRANTED
LA04/2021/1966/A	LOCDEV	Colaiste Feirste Beechmount House 7 Beechview Park Falls Road Belfast BT12 7PY.	Retention of School name board sign on poles to Falls Road behind boundary fence	PERMISSION GRANTED
LA04/2021/1969/LBC	LOCDEV	Apartment 9 17 The Walled Garden Belfast BT4 2WG.	Two conservation rooflights proposed in existing roof of listed building	PERMISSION GRANTED
LA04/2021/1974/DC	LOCDEV	Vacant site bounded by First Street North Howard Street Third Street and Conway Street Belfast	Discharge of conditions nos 10 & 11 of planning approval LA04/2018/0618/f	CONDITION DISCHARGED
LA04/2021/1999/F	LOCDEV	4 St. Annes Close Belfast BT10 OPR	Single storey extension to side and rear, to form new open plan kitchen, dining & living area	PERMISSION GRANTED
LA04/2021/2000/F	LOCDEV	4 Osbourne Place Belfast BT9 6YP	Single storey extension to rear with internal works. Removal of chimney.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2001/F	LOCDEV	15 Rocky Road Belfast BT6 9QL	Single storey rear extension. Modification of ground floor gable window, raised patio to rear. (Amended Plans) (Amended Description)	PERMISSION GRANTED
LA04/2021/2040/LDP	LOCDEV	66 Knock Road Belfast BT5 6LR.	Rear kitchen/ living room extension.	APPLICATION REQUIRED
LA04/2021/2052/F	LOCDEV	51 Ardmonagh Gardens Belfast BT11 8DX.	Single storey extension to rear of property with some internal alterations and level access through shared alleyway.	PERMISSION GRANTED
LA04/2021/2053/F	LOCDEV	58 Diamond Gardens Belfast BT10 0HE.	Proposed rear single storey extension with raised patio and rear boundary wall, conversion of attic with two rear dormer windows and external changes to dwelling including roof lights.	PERMISSION GRANTED
LA04/2021/2067/A	LOCDEV	Hillview Retail Park Crumlin Road Belfast BT14 7EN.	3x Vinyl Flexi Signs on an aluminium subframe to be internally illuminated by LED's and 4no. back-lit sign panels for 2no. illuminated totems.	PERMISSION GRANTED
LA04/2021/2068/DC	LOCDEV	120 Blacks Road Ballyfinaghy Belfast BT10 0NF.	Discharge of conditions 2-4 LA04/2021/0565/F.	CONDITION DISCHARGED
LA04/2021/2073/DC	LOCDEV	Land to a section of existing Tesco car park Ballygomartin Road Belfast BT13 3LD.	Discharge of condition 10 LA04/2020/0550/F.	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2079/F	LOCDEV	2 Harberton Park Belfast BT9 6TS.	A single storey side extension to dwelling, with associated site works.	PERMISSION GRANTED
LA04/2021/2092/F	LOCDEV	17 Hazel View Lagmore Belfast BT17 0WQ	Two storey extension to gable end of dwelling.	PERMISSION GRANTED
LA04/2021/2101/F	LOCDEV	27 Sydenham Avenue Belfast BT4 2DJ.	Single storey porch extension to front and side of dwelling. Two storey extension to side and rear with external alterations.	PERMISSION GRANTED
LA04/2021/2103/F	LOCDEV	53 Dundela Avenue Belfast BT4 3BU.	Replacement single storey infill extension with internal and external alterations.	PERMISSION GRANTED
LA04/2021/2118/LDP	LOCDEV	82 Ravenhill Park Belfast BT6 0DG.	Demolition of some external walls on the rear of the ground floor. Construction of new single storey rear extension in red brick to complement existing house.	PERMITTED DEVELOPMENT
LA04/2021/2125/A	LOCDEV	Units 3-4 Hillview Retail Park Crumlin Road Belfast BT14 7EN.	Installation of shop signage to front elevation to include 2x Flex Face Fascia signs with illuminated text.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2127/F	MAJDEV	Glassmullin Gardens/Slieveban Drive Belfast BT11.	Application under section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission LA04/2020/1864/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 conditions 4, 7 and 9 (seeking to vary the Private Street Determination drawing to be implemented).	PERMISSION GRANTED
LA04/2021/2134/F	LOCDEV	115 Wellesley Avenue Belfast BT9 6DH.	Change of Use to Serviced Accommodation.	PERMISSION GRANTED
LA04/2021/2137/DCA	LOCDEV	2 Harberton Park Belfast. BT9 6TS	Partial demolition of ground floor wall on side elevation.	PERMISSION GRANTED
LA04/2021/2149/F	LOCDEV	14 Sharman Park Belfast BT9 5HJ	Two storey side extension and single storey rear extension (AMENDED DESCRIPTION)	PERMISSION GRANTED
LA04/2021/2152/F	LOCDEV	661 Crumlin Road Belfast BT14 7GD	Proposed single storey extension to rear of dwelling	PERMISSION GRANTED
LA04/2021/2163/DC	LOCDEV	Lands to the rear of 34-66 Onslow Parade Belfast BT6 0AS.	Discharge of condition 21 LA04/2015/0543/F.	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2170/LDE	LOCDEV	5 Stranmillis Gardens Belfast BT9 5AS.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/2224/LBC	LOCDEV	4-5 Murray Street Belfast BT1 6DN	Proposed internal refurbishment and internal alterations to existing offices. replacement of existing aluminium door, side lights and fan light to front elevation and new timber framed door and screen	PERMISSION GRANTED
LA04/2021/2231/DC	LOCDEV	484 Upper Newtownards Road Belfast	Discharge of condition no13 of planning approval Z/2014/1341/f	CONDITION NOT DISCHARGED
LA04/2021/2235/F	LOCDEV	41 Donegal Park Ave Belfast BT15 4FN	First floor bedroom extension to front of dwelling	PERMISSION GRANTED
LA04/2021/2240/DC	LOCDEV	Former Visteon factory Blacks Road Belfast BT10	Discharge of condition no21 of planning approval Z/2013/1434/F (Phase 3)	CONDITION DISCHARGED
LA04/2021/2241/DC	LOCDEV	Former Visteon factory Blacks Road Belfast BT10	Discharge of conditions no 21 and 22 of planning approval Z/2013/1434/f (Phase 2)	CONDITION DISCHARGED
LA04/2021/2243/F	LOCDEV	40 St Annes Road Belfast BT10 0PQ	Single storey rear extension with internal reconfiguration	PERMISSION GRANTED
LA04/2021/2247/F	LOCDEV	24 Jellicoe Avenue Belfast BT15 3FZ	Two storey rear and side extension, demolition of front porch and construction of new single storey porch with associated works	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2251/F	LOCDEV	50 Knightsbridge Park Belfast BT9 5EH	Single storey side extension to dwelling	PERMISSION GRANTED
LA04/2021/2253/F	LOCDEV	6 Prince Edward Park Belfast BT9 5FZ	Single storey rear extension, internal alterations. Loft conversion with rear box dormer. Patio area to rear	PERMISSION GRANTED
LA04/2021/2255/DC	LOCDEV	60a Hatton Drive Belfast BT6 9BD	Discharge of condition no5 of planning approval LA04/2019/2311/f	CONDITION NOT DISCHARGED
LA04/2021/2262/DCA	LOCDEV	4 Eglantine Avenue Belfast BT9 6DX	Demolition of existing rear return, rear flat dormer window and boundary walls.	PERMISSION GRANTED
LA04/2021/2281/F	LOCDEV	561 Falls Road Belfast BT11 9AB	Single storey rear extension	PERMISSION GRANTED
LA04/2021/2292/F	LOCDEV	12 Beechgrove Crescent Belfast BT6 0NG	Single storey rear extension to dwelling	PERMISSION GRANTED
LA04/2021/2305/F	LOCDEV	32 Luxor Gardens Belfast BT5 5NB	Single storey rear extension with associated works.	PERMISSION GRANTED
LA04/2021/2306/LDP	LOCDEV	3 Grand Parade Belfast BT5 5HG	Class A1 Shop for the sale of sandwiches/delicatessen goods for consumption off the premises	PERMITTED DEVELOPMENT
LA04/2021/2316/F	LOCDEV	52 Earlswood Road Belfast BT4 3DZ	Single storey extension to rear and internal alterations	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2332/F	LOCDEV	8 The Hill Ballyfinaghy Belfast BT10 0GH	Single storey rear and side extension to allow for new ground floor bedroom and en-suite and new dining room.	PERMISSION GRANTED
LA04/2021/2334/F	LOCDEV	12 Garnock Hill Blacks Road Belfast BT10 0AW	Conversion of existing garage to bathroom and snug with new bay window.	PERMISSION GRANTED
LA04/2021/2337/F	LOCDEV	45 Ladas Drive Belfast BT6 9FR	Proposed single storey rear dining room extension.	PERMISSION GRANTED
LA04/2021/2347/DC	LOCDEV	Marrowbone Millennium Park Oldpark Road Belfast BT14 6QS.	Discharge of condition 4 of LA04/2020/1593/F	CONDITION DISCHARGED
LA04/2021/2357/F	LOCDEV	11 Croaghan Gardens Belfast BT11 8JE	Single storey side/rear extension	PERMISSION GRANTED
LA04/2021/2368/F	LOCDEV	28 Merok Park Belfast BT6 9LT.	Single storey rear extension & conversion of garage. Loft conversion with rear dormer.	PERMISSION GRANTED
LA04/2021/2371/F	LOCDEV	218 Ballysillan Road Belfast BT14 7QS.	Alterations to access arrangements for dwelling to form driveway	PERMISSION GRANTED
LA04/2021/2376/F	LOCDEV	3 Broughton Park Belfast BT6 0BD.	Single storey side extension.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2377/F	LOCDEV	4 Glenmurray Court Belfast BT11 8QH.	Two storey side and rear extension, elevation changes and additional site works.	PERMISSION GRANTED
LA04/2021/2380/LDE	LOCDEV	7 Curzon Street Belfast.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/2385/PAN	LOCDEV	Our Lady of Lourdes Primary School 700 Antrim Rd Belfast BT15 5GQ.	The proposed development constitutes a three-storey extension to the existing Our Lady of Lourdes Primary School including a bridge link to the existing school building, car parking areas and reconfiguration of existing, restoration of hard play areas and all associated site and access works.	PROPOSAL OF APPLICATION NOTICE IS ACCEPTABLE
LA04/2021/2389/F	LOCDEV	137 Ross Road Belfast BT12 4JR	Proposed two storey extension to side of dwelling. 1.8m timber fence to side and rear.	PERMISSION GRANTED
LA04/2021/2391/F	LOCDEV	57 Thornhill Parade Belfast BT5 7AT	Removal of existing conservatory. Provision of new rear single storey flat roof extension. Existing bathroom window relocated to gable end.	PERMISSION GRANTED
LA04/2021/2399/F	LOCDEV	2 Windsor Park Belfast BT9 6FQ.	Proposed garden room to rear of dwelling.	PERMISSION GRANTED
LA04/2021/2401/DC	LOCDEV	Lands at no.s 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast.	Discharge of conditions 10, 12 & 13 LA04/2019/0909/F.	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2451/LDE	LOCDEV	26 Chadwick Street Belfast BT9 7FD.	House in Multiple Occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2021/2453/LDE	LOCDEV	Flat 2 3 Eglantine Avenue Belfast BT9 6DW.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/2461/LDE	LOCDEV	3 Fitzroy Avenue Belfast BT7 1HS.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/2510/CON	LOCDEV	113 Marlborough Park South Belfast BT9 6HW.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2021/2551/CON	LOCDEV	7 Harberton Avenue Belfast BT9 6PH.	Works to 7 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/2553/PAN	MAJDEV	AFBI Stormont 12 Stoney Road Belfast BT4 3SD.	Development of a new, replacement animal health sciences building, new, replacement general stores building, new, replacement post mortem suite and new, replacement carcass incineration facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, new entrance from Stoney Road, entrance security building, landscaping and associated operational development.	PROPOSAL OF APPLICATION NOTICE IS ACCEPTABLE

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2567/PAN	MAJDEV	Lands to the north east of 3 Westbank Road and immediately south west of the existing Stena Line Terminal Belfast Harbour Estate Belfast BT3 9JL.	Construction of warehouse distribution facility, associated ancillary office, yards, car parking and access.	PROPOSAL OF APPLICATION NOTICE IS ACCEPTABLE
LA04/2021/2569/LDE	LOCDEV	10 Harrow Street Belfast BT7 1QG.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2579/PAN	MAJDEV	Lands on and east of the River Lagan at Queens Quay (lands South of Lagan Bridge/M3 flyover and North of Queens Bridge) Belfast and Lands between Midlepath Street and Bridge End and East of railway line Belfast.	Mixed use development comprising: residential apartment and associated communal space (including gym, games room, library/lounges, media room, BBQ roof terrace areas, work spaces and meeting rooms); Grade A office space; general office space; own door office space; shops (local convenience and general); food and beverage space (restaurants, cafes, hot food bars, public houses); leisure and/or community and cultural and/or indoor/outdoor recreation activity accommodation space; an hotel; landscaped roof terrace areas for private recreation activities; landscaping; associated roads and access works; basement and ground floor car parking; indoor and outdoor cycle parking and all associated site works; infrastructure and associated services on land east of the River Lagan at Queens Quay (lands south of Lagan Bridge/M3 flyover and North of Queens Bridge), Belfast; and provision of a social/affordable housing scheme; landscaping; associated site works, infrastructure and associated services on lands between Middlepath Street and Bridge End and east of Railway line, Belfast.	PROPOSAL OF APPLICATION NOTICE IS ACCEPTABLE

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2651/CON	LOCDEV	19 Cadogan Park Belfast BT9 6HG.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2021/2665/CON	LOCDEV	6 Knockdene Park Belfast BT5 7AD.	Works to 2 Trees.	WORKS TO TREES IN CA - AGREED

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Development Management Officer Report Committee Application

3 rd Addendum Report	
Committee Meeting Date: Tuesday 14 th December 2021	
Application ID: LA04/2020/2280/F	
Proposal: Proposed mixed use development comprising 1no. ground floor retail unit and 13no. apartments, associated amenity space, landscaping and all other site works.	Location: 93-95 Falls Road Belfast BT12 4PE
Referral Route: Objections has been received which is contrary to BCC Planning Officers' recommendation	
Recommendation: Approve subject to conditions / Section 76 Agreement	
Applicant Name and Address: Scarsdale Properties LLP 263 Falls Road Belfast BT12 6FB	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<p><u>Addendum Report</u></p> <p>This full application was deferred for a second time at Planning Committee on 14th September 2021 to allow the developer time to undertake further engagement with local residents who were opposed to the apartment development at this location on parking and the other issues.</p> <p>This full application had been previously deferred at Planning Committee on Tuesday 17th August 2021 for a site visit to afford members an opportunity to better familiarise themselves with the site and area. The committee site visit took place on Thursday 9th September 2021.</p> <p>This addendum report should be read in conjunction with the first and second Addendum Reports published in September 2021 and August 2021, and the Full Report published in May 2021 attached.</p> <p>The agent has advised that since the Planning Committee in September there has been ongoing discussions between the applicant and representatives of the local community. The applicant has been in regular contact with the Chair of Clonard Residents Association.</p> <p>The agent has advised that community representatives were present at pre application meetings whereby the design of the proposed development was discussed and that no changes to the scheme are proposed.</p> <p>The scheme will help alleviate housing stress in the area and provide social housing accommodation for the over 55 - age group.</p> <p>The case officer recommendation therefore remains unchanged as set out in the previous reports attached.</p> <p>Recommendation - Approval subject to conditions and Section 76 Agreement</p>	

It is requested that the committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions and the completion of a Section 76 Agreement to secure the green travel measures.

**Development Management Officer Report
Committee Application**

2nd Addendum Report	
Committee Meeting Date: Tuesday 14 th September 2021	
Application ID: LA04/2020/2280/F	
Proposal: Proposed mixed use development comprising 1no. ground floor retail unit and 13no. apartments, associated amenity space, landscaping and all other site works.	Location: 93-95 Falls Road Belfast BT12 4PE
Referral Route: Objections has been received which is contrary to BCC Planning Officers' recommendation.	
Recommendation: Approve subject to conditions / Section 76 Agreement	
Applicant Name and Address: Scarsdale Properties LLP 263 Falls Road Belfast BT12 6FB	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<u>Addendum Report</u> This full application was deferred at Planning Committee on Tuesday 17 th August 2021 for a site visit. The item was agreed to be deferred to allow committee members to undertake a site visit to better familiarise themselves with the proposal and the site. The committee site visit is taking place on Thursday 9 th September 2021. There is no further update since the publication of the case officer report for the August Planning Committee. The recommendation remains as set out previously. Recommendation - Approval subject to conditions and Section 76 Agreement It is requested that the committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions and the completion of a Section 76 Agreement to secure the green travel measures.	

**Addendum
Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: Tuesday 17th August 2021	
Application ID: LA04/2020/2280/F	
Proposal: Proposed mixed use development comprising 1no. ground floor retail unit and 13no. apartments, associated amenity space, landscaping and all other site works.	Location: 93-95 Falls Road Belfast BT12 4PE
Referral Route: Objections has been received which is contrary to BCC Planning Officers' recommendation.	
Recommendation: Approve subject to conditions / Section 76 Agreement	
Applicant Name and Address: Scarsdale Properties LLP 263 Falls Road Belfast BT12 6FB	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Addendum Report <p>This full application was previously listed for Planning Committee on 18th May 2021. However, the application was not presented at committee as the agent asked for it to be withheld while further consultation with local residents was undertaken by the applicant.</p> <p>A meeting was held on Wednesday 26th May 2021 at Davitts Gaelic Athletic Association on Falls Road. The meeting was arranged and chaired by the Chairman of Clonard Residents Association, the developer, local residents and Councillor Clare Canavan were in attendance.</p> <p>A summary of the meeting was forwarded by the agent and is set out below:</p> <p>Neighbours raised three areas of concern;</p> <p>1. EXISTING PARKING CONGESTION/ ISSUES:</p> <ul style="list-style-type: none"> - <i>Residence Group main point of discussion related to "existing" parking in the area; and the worry that the proposed development will only add to the parking congestion.</i> - <i>Design team highlighted that the proposed scheme design is for CAT 1 social housing and is supported by a travel plan and other supporting documents which have been assessed and accepted by DFI Roads. Design team also noted that the location of the site is on a main route into the city with access to excellent public transport links.</i> - <i>The main concern of residents appeared to be daily issues with cars parking across and blocking their driveways, this would be a parking enforcement issue which is outside of the remit and control of the planning application process.</i> 	

- *It was apparent from the meeting that the Groups concerns are not actually with the proposed development but the existing inconsiderate parking and parking management.*

2. *END USER OF THE APARTMENTS*

- *Several residents wanted to know who would be assigned the apartments. Concerns over 1 bed apartments and issues with general needs apartments in other areas which has resulted in anti-social issues.*

- *Design team confirmed apartments would be for CAT 1 social housing (i.e. over 55's/ active elderly age group). It was confirmed that all apartments are 2 bed units (with the exception of a designated ground floor wheelchair apartment which would be 1 bed).*

- *The residents group broadly accepted the above and was not a major concern thereafter.*

3. *TIMESCALES ON DEVELOPMENT AND POTENTIAL CONSTRUCTION WORKS IMPACT TO LOCAL RESIDENTS*

- *The residents group wanted an outline of the construction programme and raised concerns over how the construction phase would be managed in respect to closing footpath sections and demolition works next to existing houses.*

- *The design team highlighted that all construction works (including demolition) would follow all H&S / CDM regulations. It was stated that there would be more consultation with contractor and residents/ local businesses prior to any construction works starting to outline any temporary footpath closures (which are also subject to DFI Roads consultation and approval).*

- *The developer stated that following demolition that construction works would follow on immediately as works would be completed under one contract. This was in response to local resident concerns if the site would remain vacant for some time between demolition and construction.*

Note –

All residents had opportunity to view the presentation drawings on display at the meeting and the design team answered any specific questions following the main presentation.

Several residents did note that the overall scheme proposal looked well and their main reservation and concerns related to existing parking congestion and issues within the local area.

Planning permission is sought for the demolition of the existing bank building and the construction of part 4 storey part 3 storey mixed use development containing one retail unit and 2 apartments on the ground floor and 11 apartments on the upper floors.

6 letters of objection were previously received including a representation from Clonard Residents Association, citing concern with the following:

- Disruption and noise pollution during construction;
- Parking pressure/ lack of availability;
- Highway safety;
- Loss of light / overshadowing;
- Overlooking / loss of privacy;
- Lack of amenity space;
- No prior consultation with local area;
- Anti-social behaviour.

Since consultation with the residents' group, Planning Service has received no further objection to the proposal.

The applicant has advised that the proposed end user for the development is to be Category 1 Social Housing apartments for the active elderly. Whilst this is welcomed by officers', there is no planning policy requirement for the apartments to be restricted solely to social housing, therefore no planning condition is recommended.

The site is unzoned whiteland in the BUAP. In Draft BMAP 2004 and 2015, the site is located along an arterial route in a designated shopping/ commercial area. The redevelopment of this brownfield site and the principle of apartments at this location are considered acceptable. The provision of the retail unit is compliant with dBMAP.

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

The proposal is unlikely to have a significant impact on the local road network in terms of traffic, road safety and parking. No provision for parking has been incorporated, however, this reduced standard is considered acceptable due to the site's highly sustainable location along an arterial route with the provision of Green Travel Measures. The developer has agreed to provide a travel card for each unit for 3 years as well as the provision of a cycle user subsidy scheme (e.g. Belfast Bikes) for the same period, should approval be granted.

Having regard to the policy context and objections received (considered fully in the main body of the report), the proposal is considered on balance to be acceptable and the officer recommendation to approve is unchanged.

Recommendation - Approval subject to conditions and Section 76 Agreement

It is requested that the committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions and the completion of a Section 76 Agreement to secure the green travel measures.

Development Management Officer Report Committee Application

Summary

Committee Meeting Date: 18 th May 2021	
Application ID: LA04/2020/2280/F	
Proposal: Proposed mixed use development comprising 1no. ground floor retail unit and 13no. apartments, associated amenity space, landscaping and all other site works.	Location: 93-95 Falls Road Belfast BT12 4PE
Referral Route: Objections have been received to this proposal contrary to BCC Planning Officer recommendation.	
Recommendation: Approve	
Applicant Name and Address: Scarsdale Properties LLP 263 Falls Road Belfast BT12 6FB	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<p>Executive Summary: This application seeks full planning permission for the demolition of the existing bank building and the construction of part 4 storey part 3 storey mixed use development containing one retail unit and 2 apartments on the ground floor and 11 apartments on the upper floors. This follows on from a previously refused scheme under reference LA04/2018/2292/F.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Retail Impact • Design, Impact on character and appearance of the area • Impact on amenity • Access, Movement and Parking • Flooding • Infrastructure Capacity <p>The site is unzoned whiteland in the BUAP. In Draft BMAP 2004 and 2015, the site is located along an arterial route in a designated shopping commercial area. The redevelopment of this brownfield site and the principle of social housing apartments at this location are considered acceptable in principle. The provision of the retail unit is compliant with dBMAP.</p> <p>The proposed development will not adversely impact the character and appearance of the surrounding area. It is considered to be sympathetic in its built form, scale, massing and appearance with the surrounding area and neighbouring properties. It is considered that the proposal will not raise any unacceptable issues in relation to residential amenity including overshadowing, loss of light and overlooking.</p> <p>The proposal is unlikely to have a significant impact on the local road network in terms of traffic, road safety and parking. No provision for parking has been incorporated, however, this reduced standard is considered acceptable due to the site's highly sustainable location along an arterial route with the provision of Green Travel Measures. The developer has agreed to provide a travel card for each unit for 3 years as well as the provision of a cycle user subsidy scheme (e.g. Belfast Bikes) for the same period, should approval be achieved.</p> <p>The previous reasons for refusal under application LA04/2018/2292/F have been adequately addressed.</p>	

DFI Roads, Rivers Agency, DAERA, BCC Environmental Health and BCC Urban Design Officer offer no objections to the proposal.

NI Water have advised that whilst there is capacity at the WWTW, the sewer network within the catchment area is at capacity. The applicant is currently in discussions with NI Water regarding a potential solution. It is considered that the issue can be resolved by means of a negative condition to address this matter.

6 letters of objection have been received including a representation from Clonard Residents Association, citing concern with the following:

- Disruption and noise pollution during construction;
- Parking pressure/ lack of availability;
- Highway safety;
- Loss of light / overshadowing;
- Overlooking / loss of privacy;
- Lack of amenity space;
- No prior consultation with local area;
- Anti-social behaviour.

These matters are addressed in the main body of the report.

Having regard to the policy context and objections received, the proposal is considered on balance to be acceptable and planning permission is recommended for approval.

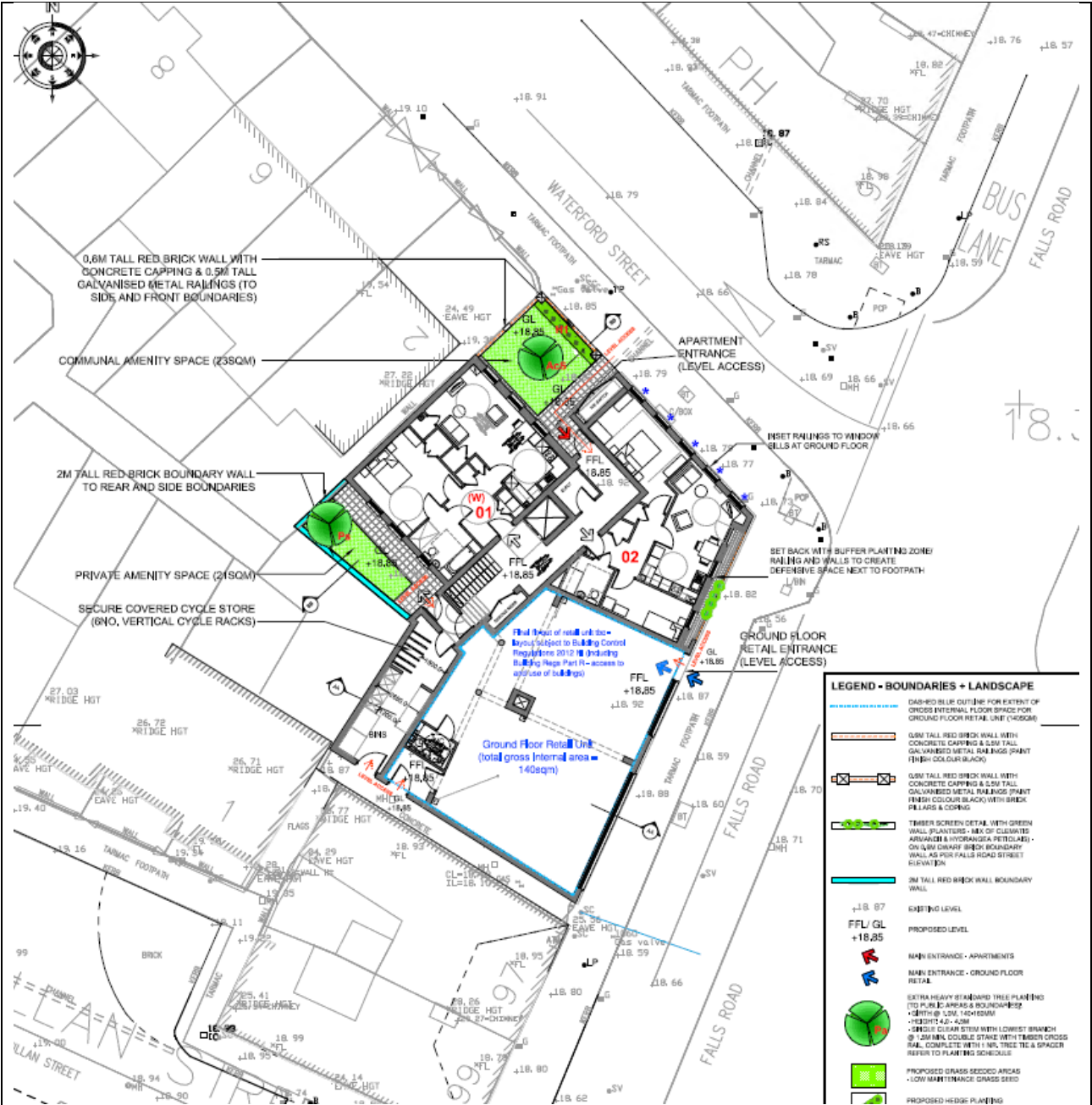
Recommendation - Approval subject to conditions and Section 76 Agreement

It is requested that the committee delegate authority to the Strategic Director of Place and Economy to grant conditional planning permission and to finalise the wording of conditions and the completion of a Section 76 Agreement to secure the green travel measures.

Case Officer Report

Site Location Plan

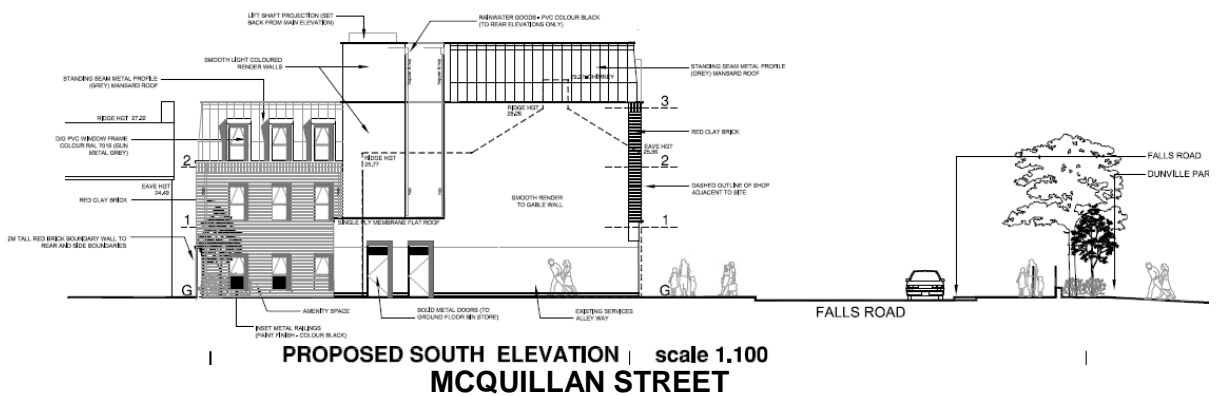
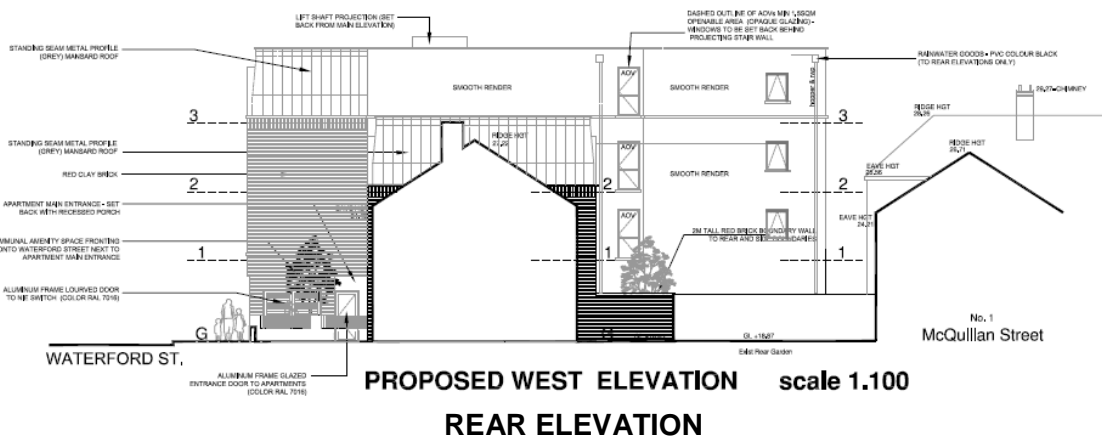






PROPOSED NORTH / WATERFORD STREET ELEVATION

scale 1.100



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This application seeks full planning permission for the construction of a mixed-use development containing 1 retail unit and 13 apartments (12 x 2 bedroom and 1 x 1 bedroom), associated amenity space, landscaping and all other site works. A vacant social club building which was a former bank building are to be demolished.</p> <p>There is an entrance to the retail unit on the Falls Road. There is another rear access to the retail unit and bin store from the narrow alleyway between the application site and No. 97 Fall Road. Apartments can be accessed via Waterford Street. Amenity space has been incorporated at ground floor level as well as a bin store and bicycle storage.</p> <p>The scheme has been amended following a PAD under ref: LA04/2020/0244/PAD; and refusal of LA04/2018/2292/F - Demolition of existing building and erection of 16No. apartments for social housing use and 1No. retail unit together with associated works.</p> <p>The applicant/ agent has advised that the development is to be Category 1 Social Housing apartments for the active elderly.</p>
2.0	<p>Description of Site and Area</p> <p>The application site comprises of a former vacant bank building- now vacant social club fronting onto Falls Road and Waterford Street. Falls Road is a busy arterial route well served by public transport – buses and black taxis.</p> <p>The surrounding area is defined by a mix of commercial, retail and residential uses, with Waterford Street and McQuillan Street characterised by two storey terraced dwellings. Open space - Dunville Park is located directly opposite the site and the Royal Victoria Hospital is close by. There are a number of schools and a university within walking distance and Falls Leisure Centre is easily accessed also.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2018/2292/F - Demolition of existing building and erection of 16No. apartments for social housing use and 1No. retail unit together with associated works. Permission Refused 05.09.2019</p> <p>LA04/2020/0244/PAD - Demolition of existing building to facilitate mixed use development comprising 1 no. ground floor retail unit and 14 no. Category 1 over 55's social housing apartments, associated amenity space and all other site works. – PAD Concluded.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2004
4.3	(Draft) Belfast Metropolitan Area Plan 2015
	<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>

	4.3.1	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits
	4.3.2	Policy SETT 3 Arterial Routes
	4.3.3	Policy R4 Arterial Routes and Local Centres
4.4		Regional Development Strategy 2035
4.5		Strategic Planning Policy Statement 2015 (SPPS)
4.6		Planning Policy Statement 3: Access, Movement and Parking Planning Policy Statement 7: Quality Residential Environments Planning Policy Statement 12: Housing in Settlements Planning Policy Statement 15: Planning and Flood Risk
4.7		Developer Contribution Framework (2020)
5.0		Statutory Consultees Responses
5.1		DFI Roads – No objection subject to condition
5.2		NI Water – WWTW available, however sewer network is at capacity
5.3		Rivers Agency – No objection subject to conditions
5.4		NIEA Water Management Unit – content if NIW content NIEA Regulation Unit – no objection subject to conditions
6.0		Non-Statutory Consultees Responses
6.1		BCC Environmental Health – No objection subject to conditions
6.2		Urban Design Officer – No objection subject to conditions
7.0		Representations
7.1		<p>The application was neighbour notified on the 2nd December 2020 and advertised in the local press on the 20th November 2020.</p> <p>6 letters of objection have been received including 5 from neighbours from McQuillan Street and Waterford Street; a further objection has been received from Clonard Residents Association. The representations are summarised</p> <ul style="list-style-type: none"> Concerns of disruption and noise pollution when building work commences <i>Officer Response: Environmental Health have advised that the developer follows noise control advice for construction and demolition sites.</i> Concerns as to how waste will be managed <i>Officer Response: A bin store is enclosed and integrated into the proposed building. A Service Management Plan has been provided which includes management of waste. In addition, Environmental Health have powers to investigate complaints regarding environmental issues associated with waste.</i> Concerns regarding parking space availability <i>Officer Response: The previous parking survey identified capacity in the surrounding area. A planning agreement is to be signed whereby the developer will provide Translink travelcards for each dwelling unit in addition to other measures to encourage green travel and to encourage a shift from car dependency. Bicycle storage has been included in the development.</i> Concerns regarding highway safety <i>Officer Response: DFI Roads are the governing authority with regard to road safety, they have deemed the proposal acceptable and consider it will not compromise road safety</i> Concerns regarding loss of light/ overshadowing at adjacent properties <i>Officer response: A 'daylight modelling analysis' has been undertaken which demonstrates shadows cast by the buildings currently in situ and the new building</i>

	<p>from spring through to and winter. It indicates there will be minimal – if any change in the shadow cast by the buildings currently in situ.</p> <ul style="list-style-type: none"> Concerns regarding potential overlooking and loss of privacy at adjacent properties <u>Officer response –</u> There are no windows proposed in the elevation adjacent to 2 Waterford street so overlooking in this context is not possible. There is potential overlooking of the rear of properties along McQuillan Street from the bedroom windows in the north facing elevation. However, this has been mitigated through the set back at first floor level and above to match the existing rear building line of the existing Waterford Street terraces. Therefore, maintaining a similar back to back relationship to what currently exists. In terms of the rear elevation (western), opaque glazing is proposed and a setback of 5.5m has been incorporated at first floor level and above with minimised openings. These measures will ensure an unacceptable level of overlooking does not occur. Concern that there is lack of amenity space particularly for children to play <u>Officer response:</u> Reduced amenity space provision has been incorporated into the design of the proposal, this is considered acceptable in this urban context as Dunville Park is highly accessible being located directly opposite and the other various local amenity provisions nearby. Concerns that no prior consultation with neighbours has been undertaken <u>Officers Response:</u> This is a statutory requirement for pre application community consultation for major development proposals, however this scheme is not of a scale that requires prior consultation with neighbours. Concerns that apartment living attracts anti-social behaviour <u>Officer response:</u> the proposal is in keeping with 'Living Spaces: An Urban Stewardship and Design Guide for Northern Ireland' guidelines. Strong boundary treatment provides a further degree of security.
8.0	Other Material Considerations
8.1	<p>Parking Standards DCAN 15: Vehicular Access Standards Creating Places Living Spaces: An Urban Stewardship and Design Guide for Northern Ireland The Belfast Agenda</p>
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Retail Impact - Design, Impact on character and appearance of the area - Impact on amenity - Access, Movement and Parking - Flooding - Infrastructure Capacity
9.3	<p><u>Principle of development</u> The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.</p>
9.4	In general, the weight that should be given to draft policy increases as it approaches the date of final publication. It is the view that the draft BMAP, in its most recent, post-

	examination, form continues to exist. As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted. Draft BMAP remains the most advanced and up to date collection of development management policies for the City Council's area, albeit that those policies do not carry the statutory force conferred upon an adopted statutory development plan by the 2011 Act.
9.5	The version of draft BMAP which was purported to be adopted and not the one published in 2004 should be given substantial weight together with and in consideration of all other material matters.
9.6	The BUAP designates the site as un-zoned whiteland. In draft BMAP 2004 and 2015, the site is located on an arterial route in a designated shopping commercial area. The redevelopment of this brownfield site and the principle of social housing apartments at this location is considered to be acceptable. The proposed retail unit at ground floor is also compliant with draft BMAP and is considered to be acceptable providing an active frontage along the arterial route.
9.7	<u>Retail Impact</u> The proposal would result in the creation of a retail unit with a maximum gross floorspace of 140m ² . In this instance, the proposal is for retailing within a designated shopping and commercial area. The proposed development would help meet a local need in an established residential area and would be within the floorspace thresholds set out in Policy R4. The retail development is limited in scale and would not prejudice the vitality and viability of nearby centres. The proposal would accord with the SPPS and Draft BMAP in this regard.
9.8	The Environmental Health team has advised that within the odour assessment submitted reference was made to 'a new café and hot food unit' at ground floor level. Clarification was sought from the agent, however the type of retail unit proposed for the ground floor has not been confirmed. In any case, a retail unit is what has been applied for and what is being assessed. An informative has been included to advise that planning permission should be sought if the retail unit is to operate as a café or hot food unit.
9.9	<u>Design, Impact on character and appearance of the area</u> The proposed density of development would be in keeping within the density parameters already established further along this arterial route. The proposed replacement building would be 4 storeys on the Falls Road elevation at a maximum height of 12.175m which is appropriate for its location along the arterial route and having regard to the heights of buildings further along the Falls Road. The height is reduced to 3 storeys (approximately 9.2m) at Waterford Street to respect the lower residential scale of properties. The ridge height of the 3-storey block is the same height (top of chimney) as the 2 storey residential terrace houses at Waterford Street. The proposed scale, height and massing represents a sympathetic design that on balance sits comfortably within the streetscape.
9.10	The building is to be constructed using red clay brick with element of render at the side and rear, Windows are to be set in by a depth of one brick which provides a depth to the building façade and avoids a sense of flatness. The stepped mansard roofline is to be constructed in standing seam metal- in grey. The two different roof heights and pronounced surrounds to dormer windows add emphasis to the dormers and help with the overall building proportions and composition.
9.11	The Council's Urban Design Officer has reviewed the drawings and although content with the design suggests that the deeper feature header band detail above ground floor level is extended along the full extent of the Waterford Street block of the four storey component to help break up the extent of the brickwork. A condition will be included to secure this improved design change.

9.12	Boundary treatment includes 0.6m red brick wall with 0.5m metal railings at Waterford Street which encloses amenity space of 21sqm; a 2m red brick wall to the rear and side boundaries at McQuillan Street encloses a small integral amenity space of area 23sqm. To the front, the ground floor apartment is set back from the street and adjoining retail unit, with a buffer planting zone, wall and railings breaking up the frontage.
9.13	The proposed development forms a strong edge with the street and would provide a continuous and active frontage along the Falls Road. The proposal would enhance the overall character and respect the built form of this part of the Falls Road and therefore accords with the SPPS, Policy QD1 of PPS7, Draft BMAP, Creating Places and Living Spaces: An Urban Stewardship and Design Guide for Northern Ireland.
9.14	<u>Impact on amenity</u> For each apartment the main outlook from the primary living areas would be to the street ensuring that future occupants would be afforded an adequate degree of light and outlook. Each apartment is an acceptable size and meets the minimum space standards set out in Annex A of addendum to PPS7.
9.15	Two grassed communal amenity space areas have been incorporated. The total area of the 2 spaces is 43sqm. This falls short of the minimum provision of 10sqm for each apartment as set out in Creating Places, however with Dunville Park directly opposite, a reduced provision is considered acceptable for this inner urban location along an arterial route.
9.16	A Noise and Odour Assessment have been provided in support of the proposal, which have been reviewed by Environmental Health. A number of mitigation measures are proposed to protect the amenity of existing and future occupants.
9.17	Daylight modelling analysis of the existing buildings and the proposed has been undertaken by The Boyd partnership – Chartered Architects. Results indicates that during the morning, midday and evening from spring through to winter similar shadows will be cast to what is in place at present. The building has been sensitively designed at align with the building line of adjoining properties with setbacks to reduce the impact on Waterford Street and Mc Quillan Street occupiers. Openings have minimised at the rear with the use of opaque glazing to reduce the potential for overlooking. Overall, it is not considered that they will be an unacceptable loss of amenity in terms of overshadowing, loss of light, overlooking or overbearing impact to existing properties.
9.18	In light of the above, it is considered that an adequate level of residential amenity would be maintained for future and existing occupiers in this inner urban location in accordance with Policy QD1 of PPS7 and the SPPS.
9.19	<u>Access, Movement and Parking</u> The application was submitted with a Transport Assessment Form and Parking Statement. A zero level of car parking is proposed which falls short of the recommended parking standard. However, justification is provided for this reduced standard due to the site's highly sustainable location along an arterial route in close proximity to a wide range of local amenities and public transport links which reduces the reliance on the private car in line with the main objectives of the SPPS and Draft BMAP. Provision has been made on site for covered cycle parking. In addition, the car parking survey carried out shows there is spare capacity in the evening time to accommodate any overspill from the site at nearby Clonard Street, Dunville Street, Waterford Street, Colligan Street and McQuillan Street without having an adverse impact on street car parking, highway safety and the convenience of local residents.

9.20	DFI Roads were consulted and they have confirmed that they are satisfied that parking on street is unlikely to have a significant impact on the local road network in terms of traffic and road safety. On this basis, the proposal is considered to accord with Policy QD1 of PPS7, PPS3, SPPS and Draft BMAP.
9.21	To promote green travel, the applicant has agreed to provide Translink travel cards for each dwelling unit, – one pass for an occupier per unit, and up to 2 full time members of staff for the retail unit for a period of 3 years in addition to the provision of a cycle user subsidy scheme (e.g. Belfast Bikes) to encourage use of public transport.
9.22	Satisfactory provision has been made within the building for bicycle parking, and for storage of waste.
9.23	<p><u>Flooding</u></p> <p>The site is not located within the fluvial flood plain, it is not prone to historical flooding nor surface water retention. A Drainage Assessment has been submitted and it is proposed to attenuate for more than the 1 in 30-year storm event in the drainage network. Rivers Agency has requested a plan of the drainage system is submitted prior to commencement of development. Rivers Agency have cited no objection to the proposal subject to inclusion of said condition. As such, the proposed development would comply with Policy FLD3 of PPS 15 and the SPPS.</p>
9.24	<p><u>Infrastructure Capacity</u></p> <p>NI Water have advised that whilst there is available capacity to receive wastewater at the local waste water treatment works, the sewer network within the catchment area is at capacity. The applicant is currently in discussions with NI Water regarding a potential solution. NI Water have confirmed that they have a programme for WWTW improvements which will increase capacity over the coming years. This includes two new sludge processing tanks for Belfast and subsequent improvements to the city's six existing sludge processing tanks. These works are estimated to be completed within 2.5 years – well within the five-year lifespan of planning permission were it to be granted. Moreover, NI Water makes allowance for existing significant committed development across the city including extant planning permissions. Such development will not all come forward at once which means in practical terms it would be unreasonable to withhold planning permission in relation to these issues.</p>
9.25	It is considered that the issue can be resolved by means of a negative condition to address this matter.
9.26	<p><u>Planning History</u></p> <p>The proposed scheme has been amended since the refusal of application LA04/2018/2292/F. The number of units have been reduced along with the height, scale and massing. The previous refusal reasons have now been adequately addressed.</p>
10.0	<p>Summary of Recommendation:</p> <p>Having regard to the policy context and other material considerations raised by consultees and third parties, it is concluded that, on balance, the proposal is considered acceptable. It is requested that the committee delegate authority to the Strategic Director of Place and Economy to grant conditional planning permission subject to completion of Section 76 agreement to secure the green travel measures.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

	<p>Reason: Time Limit.</p> <p>2. Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 must be submitted to the Council for its consideration and approval in writing. The development shall not be carried out unless in accordance with the approved details. Reason – To safeguard against flood risk to the development and elsewhere.</p> <p>3. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Guidance on Pollution Prevention No. 2 (GPP2). Where the tank is industrial size or there is a number of tanks but for a domestic tank, sampling and analysis is not required. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>4. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>5. After completing all remediation works under Condition 4 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks The verification report should present all the remediation and monitoring works and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>6. Secure and covered cycle parking shall be provided in accordance with Drawing No. 03A published on the Planning Portal on 3rd February 2021. Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car</p> <p>7. The development hereby permitted shall operate in accordance with the approved Service Management Plan, published on the Planning Portal on 12th November 2020. Reason: In the interests of road safety and the convenience of road users.</p> <p>8. 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,</p>
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	<p>the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: Protection of human health.</p> <p>9. Prior to occupation of the apartments, the noise mitigation measures relating to the development facades, glazing and ventilation systems as recommended in Section 6 of the Irwin Carr Consulting report titled: 'Noise Impact Assessment, 93-95 Falls Road, Belfast' Report no. Rp002N 2020160 (93-95 Falls Road) dated 8th March 2021, shall be installed and retained thereafter to ensure that internal noise levels within habitable rooms shall not exceed:</p> <ul style="list-style-type: none"> • 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements • 30 dB LAeq,8hr within bedrooms between 23.00hrs and 07.00hrs, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements. • 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements. <p>Reason: Protection of public health and residential amenity.</p> <p>10. Prior to operation of the retail unit, the noise mitigation measures relating to the party floor/ceiling of the development as recommended in Section 9 of the Irwin Carr Consulting report titled: 'Noise Impact Assessment, 93-95 Falls Road, Belfast' Report no. Rp002N 2020160 (93-95 Falls Road) dated 8th March 2021, shall be installed and retained thereafter. Reason: Protection public health and residential amenity</p> <p>11. No deliveries shall be permitted to the retail development between the hours of 23:00 and 07:00hrs on any day. Reason : Protection public health and residential amenity</p> <p>12. No external plant is permitted within the hereby permitted retail development. Reason: Protection public health and residential amenity</p> <p>13. Prior to occupation of the herby permitted development, a mechanical ventilation system as per the Irwin Carr Consulting report titled: 'Noise Impact Assessment, 93-95 Falls Road, Belfast' Report no. Rp002N 2020160 (93-95 Falls Road) dated 8th March 2021. (Section 11 - Odour) shall be installed within the development. Reason: Protection of residential amenity.</p> <p>14. Prior to installation of the mechanical ventilation system as per the Irwin Carr Consulting report titled: 'Noise Impact Assessment, 93-95 Falls Road, Belfast' Report no. Rp002N 2020160 (93-95 Falls Road) dated 8th March 2021. (Section 11 - Odour), the location of the air inlet and outlet points shall be depicted on a scaled drawing and submitted to the Planning Authority for approval and shall be agreed in writing. The ventilation inlet and outlet points shall be located as approved. Reason: Protection of residential amenity.</p> <p>15. Notwithstanding the approved plans the brickwork feature header band above the ground floor level should be extended along the Waterford Street elevation for the full extent of the four-storey component of the development hereby approved.</p>
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	<p>Reason: In the interests of visual amenity.</p> <p>16. Prior to commencement of development, sample panels of the external materials to be used on the development hereby permitted shall be submitted to and approved in writing by the Council. The development shall be constructed in accordance with the approved details thereafter.</p> <p>Reason: In the interest of visual amenity.</p> <p>17. No development shall commence on site until details of sewerage waste disposal have 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 appropriate foul drainage of the site.</p> <p>18. Obscure glazing shall be provided in accordance with the approved plans and permanently retained as such thereafter.</p> <p>Reason: In the interests of residential amenity.</p> <p>Informatives</p> <p>THE POLLUTION CONTROL AND LOCAL GOVERNMENT (NI) ORDER 1978 Due to the proximity of residential properties to the proposed development site, the applicant would be advised of the following good practice documents for noise control during the demolition/construction phase of the development: - Belfast City Council's Noise Control Advice Note for Construction and Demolition Sites (available at http://www.belfastcity.gov.uk/buildingcontrol-environment/noisecontrol/typesofnoise.aspx.) and - British Standard 5228 -1:2009+A1:2014 – Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration</p> <p>Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is: Belfast North Section Office, 1A Airport Road, Belfast, BT3 9DY. 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 roads by vehicles travelling to and from the construction site. Any mud or debris deposited on the road must be removed immediately by the contractor.</p> <p>All construction plant and materials shall be stored within the curtilage of the site.</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>Separate planning approval should be sought if the retail unit is to be used as a café or hot food unit.</p>
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Notification to Department (if relevant) – N/A

Representations from Elected members – None

**Addendum
Development Management officer report
Committee Application**

Summary	
Committee Meeting Date: Tuesday 17 th August 2021	
Application ID: LA04/2020/2280/F	
Proposal: Proposed mixed use development comprising 1no. ground floor retail unit and 13no. apartments, associated amenity space, landscaping and all other site works.	Location: 93-95 Falls Road Belfast BT12 4PE
Referral Route: Objection has been received which is contrary to BCC Planning Officers' recommendation.	
Recommendation: Approve subject to conditions	
Applicant Name and Address: Scarsdale Properties LLP 263 Falls Road Belfast BT12 6FB	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Addendum Report This full application was previously listed for Planning Committee on 18 th May 2021. The application was not presented as the agent asked for it to be withheld while further consultation with neighbours was undertaken.	
Signature(s): 	

Committee Report

Development Management Report	
Application ID: LA04/2021/1878/F	Date of Committee: Tuesday 14 th December 2021
Proposal: Two storey extension to the rear of the building. Amendments to windows to the front elevation to include double height glazing and garage conversion.	Location: 9 Coolnasilla Gardens Belfast BT11 8LE
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation by Cllr McLaughlin	
Recommendation: Approval	
Applicant Name and Address: Declan Hughes 9 Coolnasilla Gardens Belfast BT11 8LE	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks full planning permission for a two-storey extension to the rear of the dwelling. Amendments to windows to the front elevation to include double height glazing and garage conversion. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - Impact on Character and Appearance of the Area - Design, scale and mass - Impact on residential amenity - Landscaping, trees & Parking <p>Fourteen representations been received from five addresses in relation to the application, raising issues including: scale, massing & design, overlooking & loss of privacy, overshadowing & dominance, overdevelopment, loss of amenity, parking and other matters which are considered outside of the remit of Planning, these matters are dealt with in the case officer report.</p> <p>It is considered, that on balance, the proposal would integrate well with the existing dwelling and would not detract or harm the character and appearance of the surrounding area: the extension meets the angles test and is sufficiently separated to properties both to the sides and to the rear; and due to its orientation will not be dominant or result in any significant impact on residential amenity in terms of dominance, loss of light or overshadowing. The proposed is considered to be in accordance with Policy EXT1 of PPS7 (Addendum) Residential Extensions and Alterations and the SPPS.</p> <p>Recommendation- approval subject to conditions</p> <p>Having regard to the policy context and third-party objections, the proposal is considered, on balance, to be acceptable and planning permission is recommended for approval, with delegated authority sought for the Director of Planning and Building Control to finalise the wording of conditions.</p>	

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 two-storey extension to the rear of the building. Amendments to windows to the front elevation to include double height glazing and garage conversion.
2.0	Description of Site The site is located at 9 Coolnasilla Gardens and is comprised of a two-storey detached dwelling finished in red brick, with parts in white painted timber cladding to the front elevation. The property has a pitched style roof and a single storey attached garage to the side with a flat roof. There is a an adequality sized grass garden to the front bound by a small low-lying brick wall. There is sufficient space for in-curtilage car parking. To the rear of the site there is a large amenity area bound by timber fencing to the side elevations and mature hedgerows to the rear boundary.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History There is no site history
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	PPS7(Addendum): Residential Extensions and Alterations Policy EXT1
5.0	Statutory Consultees Responses None
6.0	Non-Statutory Consultees Responses None
7.0	Representations
7.1	<p>The application was neighbour notified on 16th August 2021, upon receipt of amendments it was neighbour notified on 5th October 2021 and for a final time upon receipt of final amendments on 17th November 2021. The application was advertised in the local press on 20th August 2021. Fourteen representations have been received from five addresses with regards to the issues presented below:</p> <ul style="list-style-type: none"> Height, scale, massing and appearance of materials- Case Officer's Response: This is assessed in part 9 of the report.

	<ul style="list-style-type: none"> • Dominance/loss of light/overshadowing- Case Officer's Response: This is assessed in part 9 of the report. • Overdevelopment- Case Officer's Response: The existing area of the original house is 135sqm., with the proposed additional area being 116sqm which results in a proposed total area of 251sqm. This is an 86% increase to the existing dwelling which is in compliance with Annex A Context and Design APPS7. The extension is to the rear and is aligned with the width of the existing dwelling, which ensures minimal deviation from the existing street elevations and so that the proposed elevation and alterations do not encroach visually on the neighbouring properties. • Out of character- Case Officer's Response: The proposal is in compliance with paragraphs 4.23-4.30 within the Strategic Planning Policy Statement for Northern Ireland. The proposal will not adversely impact the character and appearance of the surrounding area, as it is sympathetic with the built form and appearance of the existing property. • Overlooking/loss of privacy- Case Officer's Response: This is assessed in part 9 of the report • 7.6 Loss of amenity- Case Officer's Response: This has been assessed in part 9 of the report • Creation of an undesirable precedent- Case Officer's Response: The proposal for a two-storey rear extension that complies with policy. Each application is considered on its own merits and in view of prevailing circumstances. This type of extension is not untypical in the area or in many residential areas. Although the examples at No 3 Coolnasilla Gardens and 8 Coolnasilla Avenue are pre-addendum PPS7, they have added to the prevailing character of the area. The extension at 2 Coolnasilla Park South, although not within the immediate area, a mere 80m from the application site, is still considered to be part of the make -up of the area and an example of this type of development in the area. • Parking- Case Officer's Response: This is assessed in part 9 of the report • Impact upon tree to rear boundary with No.8 Coolnasilla Avenue- Case Officer's Response: This is assessed in part 9 of the report • Drainage and Noise – these matters are not considered to be significantly impacted from this development. In terms of drainage the site does not lie within a flood risk area and the site is serviced through existing connections. Noise generated by construction is typical felt over a short duration and any persistent issues are dealt with by the Environmental Health Team. • Concerns raised which fall outside of the remit of planning are as follows: - Loss of value of property
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7.2	Councillor McLaughlin called the application to Committee on the basis that a two storey extension in this area is untypical and will impact the amenity of neighbours. Approval of this application will set a precedent for large two storey extensions.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance None
9.0	Assessment
9.1	<p>The key considerations are:</p> <ul style="list-style-type: none"> - Impact on Character and Appearance of the Area - Design, scale and mass - Impact on residential amenity - Landscaping, trees & Parking <p>Character and Appearance</p> <p>Two storey extension to the rear of the building. Amendments to windows to the front elevation to include double height glazing and garage conversion. The proposal is considered to be in compliance with paragraphs 4.23-4.30 within the Strategic Planning Policy Statement for Northern Ireland.</p> <p><i>Height scale massing and appearance of materials:</i></p> <p>The extension measures approximately 5.16m in height and extends for a length of approximately 5.45m on ground floor level. The first floor extends for 2.76m and is stepped in to extend to the total width of 5.45m to match the ground floor. This design will lessen the impact on the neighbour at No.7 Coolnasilla Gardens. The extension is smaller than the host dwelling in terms of height and overall massing and upon receipt of amendments the extension has also been reduced to tie-in with the existing eaves and the dormer has been removed. The removal of the dormer allows for a less dominating proposal as the roof plane will remain unchanged. The proposal is considered to tie in with the host property and will not overdevelop the site in terms of massing, plot size and proximity to boundaries. The height, scale and massing are considered to be in line with paragraph A4 of PPS7 Addendum in that the extension has been designed to become an integral part of the property both functionally and visually.</p> <p>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. The proposal ensures good design and will not result in a negative impact on the host dwelling and it respects its location and wider setting, there will be no unacceptable damage caused to the local character and environmental quality. The scale of the proposal is considered to be in keeping with the existing dwelling on site and with surrounding neighbouring properties. Overall, it is considered acceptable due to the proposal resulting in a sub-ordinate in height, scale, and mass to the existing property.</p> <p>Design</p> <p>The design and finish of the proposal is considered to be compliant with the addendum to PPS7 where high quality design is encouraged and will afford appropriate protection of the surrounding area. The proposed extension has been</p>
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	<p>designed and detailed sensitively to ensure that existing critical lines are retained i.e. the eaves of the first floor, windows at first floor level are reflective of the existing character, the brickwork to the front elevation has been retained with elements of render that have been included. This is reflective of the mix of render, brickwork, and timber panelling throughout the residential development. The finish of materials which is white and grey render, is not considered to be out of keeping with the surrounding area, as it is characterised by a mix of finishes, including white and various coloured render to the front elevation of properties along the immediate street scene. However, as render is used as a highlight, a condition will be placed on any approval setting out that the side elevations shall be finished in brick to match the existing. 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.</p>
9.6	<p>Impact on amenity</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.</p>
9.7	<p><i>Overlooking/loss of privacy</i></p> <p>Comments were made with regards to overlooking and loss of privacy to the adjoining neighbours at 5, 7 & 11 Coolnasilla Gardens and 8 & 10 Coolnasilla Avenue. The site plan indicates that there is a significant distance from the rear of the proposed extension to the rear boundary which is shared with no.8 and 10 Coolnasilla Avenue. The distances between the proposed rear elevation and the rear of the dwellings exceeds 18 metres. The proposed rear elevation of the extension is situated over 7 metres from the rear boundary. With No.8 and the privacy is enhanced by existing planting and trees. The first-floor windows have been reduced in height to prevent any unwelcome or perceived overlooking from the and those facing onto the side elevations on the first floor have been designed with obscure glass in compliance with APPS 7. The proposed windows complement the existing property and are aligned to the existing fenestration and match the symmetry of the existing dwelling (Para A18). They are of a standard size and will not exacerbate overlooking to the rear than what currently exists. The window on the ground floor extension facing onto No.11 Coolnasilla Gardens is considered acceptable due to the existing site boundary acting as a screen to prevent any loss of privacy or overlooking to this neighbour. Comments were received in relation to the glazing to the front of the property, it is considered there is not a significant difference to what currently exists. The removal of the flat roof over the porch will make the glazing appear more prevalent, which is not out of character in the immediate area as the surrounding properties have a significant amount of glazing to the front elevations. In conclusion, the proposed window openings will have no significant impact on the amenity of the neighbouring properties and there will be no issues of privacy or overlooking due to the existing site boundaries.</p>
9.8	<p><i>Dominance/loss of light/overshadowing</i></p> <p>As loss of light is usually a consequence of dominance, both matters will be considered together. Comments were received in regard to dominance in relation to the properties at no.7 and 11 Coolnasilla Gardens. Dominance is the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property. The extension is not considered to be dominant as the properties to either side are detached properties that benefit from large gardens which are south facing. The plots are of a generous size and the application site can host an extension of the proposed size without causing demonstrable harm to</p>

	<p>the adjoining neighbours. The 60-degree angle has been taken from the mid-point of both ground floor windows (para A36) of No.7 and 11 and it has been met from both windows. In addition to this, a 45-degree angle has been taken from the mid-point of the ground floor window of each neighbouring property to assess the impact of the two-storey element of the extension. This has also been met. It is important to consider the impact the two storey element will have on the first floor of the neighbouring properties and in this case APPS7 states that where the closest window is located at first floor level it may be more appropriate to consider it against the 60 degree line, and in this case that angle has been met from both neighbours at No.7 and 11. The angles test is an assessment tool and not a rigid standard which must be met in every case, and although it is met in this case there are other relevant factors to gauge the acceptability of proposals in terms of the overshadowing/ loss of light impact upon the neighbouring properties. An important consideration is the orientation of the site which in this case is south facing. The sun will move from east to west – from front to the rear of the properties and the extension will not impact the level of sunlight that the adjoining properties can avail from. The property at no.7 is also stepped slightly in front of the application site, there may be a shadow for a short period in the early afternoon along the boundary but given the orientation this will be short and will not be significant. In addition, the first floor level adjacent to the dwelling at No.7 Coolnasilla has been stepped back from the footprint of the extension in order to comply with the guidance in Annex A . In considering the above points, on balance, the proposal is considered acceptable and will not cause demonstrable harm to the neighbouring properties by way of dominance, overshadowing and loss of light.</p>
9.9	<p><i>Private amenity space</i></p> <p>There have been minimum interventions to both the front and rear gardens, in which the front green amenity space has been reduced by 16% which will not detract from the character and appearance of the amenity space to the front elevations of the surrounding area. To rear of the site the property currently has a large concrete area in which the proposed extension is to be sited on to mitigate loss of greenery. The existing greenery to the rear of the extension is 121sqm which will be reduced to 92sqm in the proposed extension, resulting in a very adequate 76% retention of greenery to the rear of the site. The proposal is also in line with the guidance in Creating Places which outlines that back-garden provision should be around 70 sqm per house or greater and in this case the garden will have over the required amount at 92 sqm.</p>
9.10	<p><i>Parking</i></p> <p>The proposed development results in the loss of a parking space from the conversion of the existing garage. However, the proposal has implemented a minor intervention to the front garden to facilitate the loss of the parking space. This will result in a reduction in the front green area from 63sqm to 53sqm, which is a 16% reduction. This is a sensitive approach and ensures the retention of maximum green amenity space to the front elevation whilst retaining sufficient parking. It is noted that there has been the introduction of hard standing to numerous dwellings in the immediate area.</p>
9.11	<p><i>Impact upon tree on rear boundary</i></p> <p>A representation was received in relation to the health of the tree which is on the rear boundary with 8 Coolnasilla Avenue. The tree resides within the property at 8 Coolnasilla Avenue, and the impacts of the proposal have been considered by the Tree and Landscape Officer who made a site visit on 30th November 2021. The tree upon review, has co-dominant stems and becomes multi-stemmed within the crown of the tree, and part of this is overhanging onto the rear garden of the</p>

	<p>application site. The Tree Officer concluded that the raised patio within the garden of 8 Coolnasilla Avenue has been constructed within the root protection area of the tree and raised concerns regarding root compaction and severance during the construction of the raised patio which may result in the future stress and strain of the tree's health. A site visit was also undertaken to the application site in which the tree Officer noted that there is a hard surfacing area which extends out 3.4m from the rear elevation, and an oil tank on blockwork which may act as a root barrier to the tree. In conclusion, the tree officer offered steps to adhere to, to prevent any further potential damage to the tree that has already arisen. This will further ensure the protection of the tree.</p>
9.12	<p>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>
9.13	<p>On balance, taking into account relevant planning policy legislation 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 and the SPPS.</p>
10.0	Summary of Recommendation: Approval subject to Conditions
11.0	<p><u>Conditions</u></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. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. Notwithstanding the external materials as shown on drawing X published to the NI Portal on date X the side elevations of the extension hereby permitted shall be constructed in brick to match the existing dwelling. All other materials shall be constructed in accordance with the approved plans. Reason: In the interests of the character and appearance of the area 3. Any construction works are outside of the root protection of the tree <i>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</i> 4. Appropriate tree protective fencing should be erected at the edge of the RPA of the tree before any development on site begins. No machinery, site hut, soil mounds, bricks, blocks, materials, heavy weight stored inside the fenced area, there should be no underground cables, pipes, gas etc installed within the RPA of the tree. <i>Reason: To avoid compaction within the RPA.</i> 5. Existing ground levels within the RPA should remain unaltered – not raised or lowered. Where permanent hard surfacing within the RPA is considered unavoidable, site-specific and specialist arboricultural and construction

	<p>design advice should be sought to determine whether it is achievable without significant adverse impact on trees to be retained</p> <p><i>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands</i></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: 16/11/2021 Drawing Nos 01A, 03A, 04A, 05B, 06B, 07B and 08</p>

Notification to Department (if relevant)
N/A

Representations from Elected members:

Request for application to be brought before Planning Committee made by Cllr Ronan McLaughlin .

ANNEX	
Valid	10.08.2021
Date First Advertised	20.08.2021
Date Last Advertised	20.08.2021
Details of Neighbour Notification (all addresses)	
17.11.2021	
10 Coolnasilla Avenue Belfast,Antrim,BT11 8LD 10 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 11 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 12 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 13 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 14 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 5 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 7 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 8 Coolnasilla Gardens Belfast,Antrim,BT11 8LE 6 Coolnasilla Avenue Belfast,Antrim,BT11 8LE 8 Coolnasilla Avenue Belfast,Antrim,BT11 8LE	
Date of Last Neighbour Notification	17.11.2021
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
01A Existing and proposed site plan	
02 Existing plans, elevations, and sections	
03A Proposed ground floor plan	
04A Proposed first floor plan	
05B Proposed elevations	
06B Proposed Section	
07B Proposed second floor plan	
08 Proposed site plan	
Notification to Department (if relevant) – N/A	
Date of Notification to Department: upon clearance of recommendation	
Response of Department: upon clearance of recommendation	
Elected Representatives: Councillor Ronan McLaughlin	

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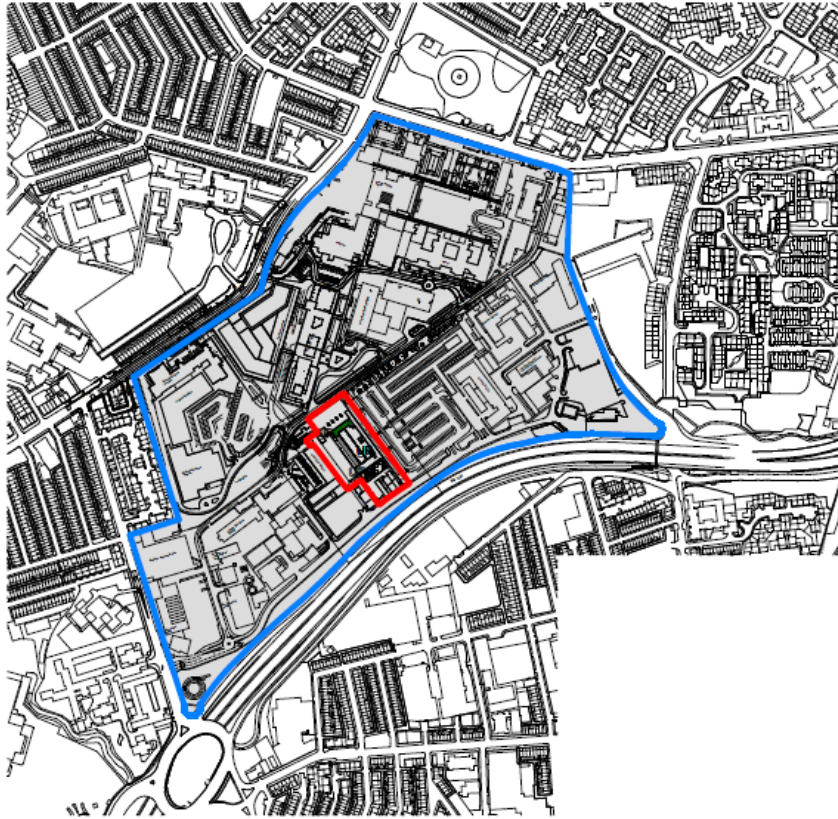
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 14 December 2021	
Application ID: LA04/2021/1492/F	
Proposal: Proposed energy centre including ancillary development, access, landscaping and associated miscellaneous works.	Location: Royal Victoria Hospital, Grosvenor Road, Belfast, BT12 6BA
Referral Route: Major Planning Application	
Recommendation:	Approve subject to conditions
Applicant Name and Address: Belfast HSCT Royal Victoria Hospital Grosvenor Road Belfast BT12 6BA	Agent Name and Address: Mott MacDonald per Keppie Design 160 W Regent Street Glasgow G2 4RL
<p>Executive Summary: The proposed development is for an energy centre including ancillary development, access, landscaping and associated miscellaneous works. The energy centre will replace the existing boiler plant at the Royal Hospital Belfast that is nearing the end of its useful life. A new Energy Centre is also required to meet and safeguard the growing energy demand at the hospital to serve current, proposed and future developments.</p> <p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> • The acceptability in principle of the proposed development at this location; • Scale, height and design of the energy centre building; • Impact on surrounding area; • Access, parking and traffic management; and • Environmental Considerations - Drainage, Contamination, Air Quality, Noise, Dust Management. <p>Consultees are content with the proposed development subject to conditions.</p> <p>No objections have been received.</p> <p>Having regard to the development plan, relevant policy context and other material considerations, the proposed energy centre with associated works is considered acceptable and approval is recommended subject to conditions.</p> <p>The recommendation is to grant planning permission subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive issues being raised.</p>	
Signature(s):	

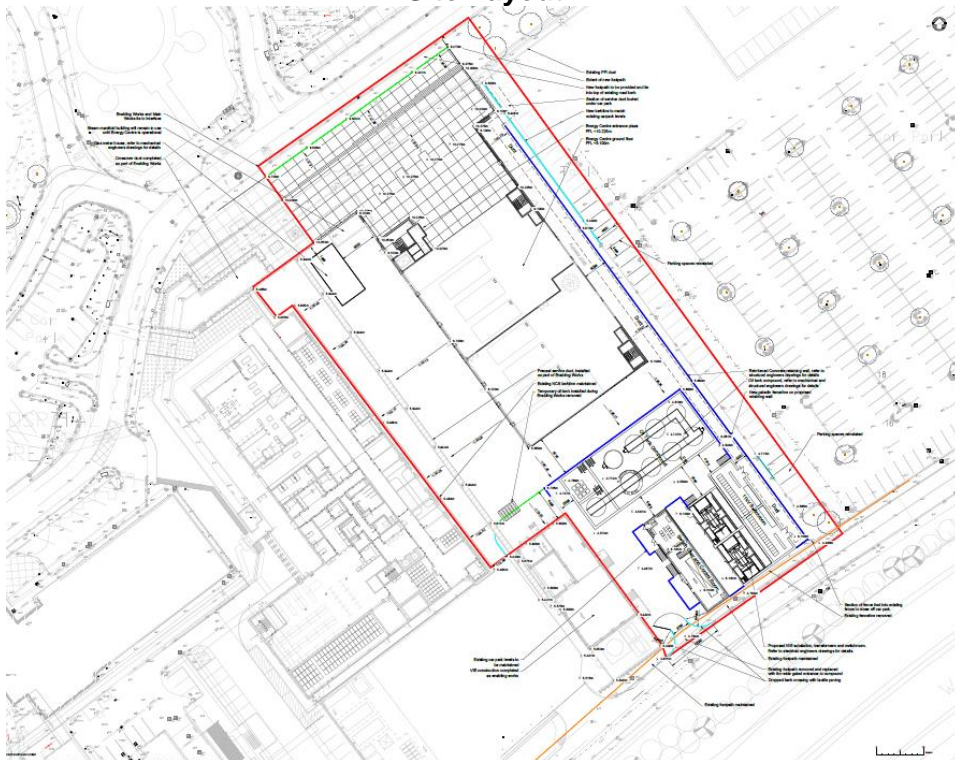
Case Officer Report

1.0 Drawings

Site Location Plan

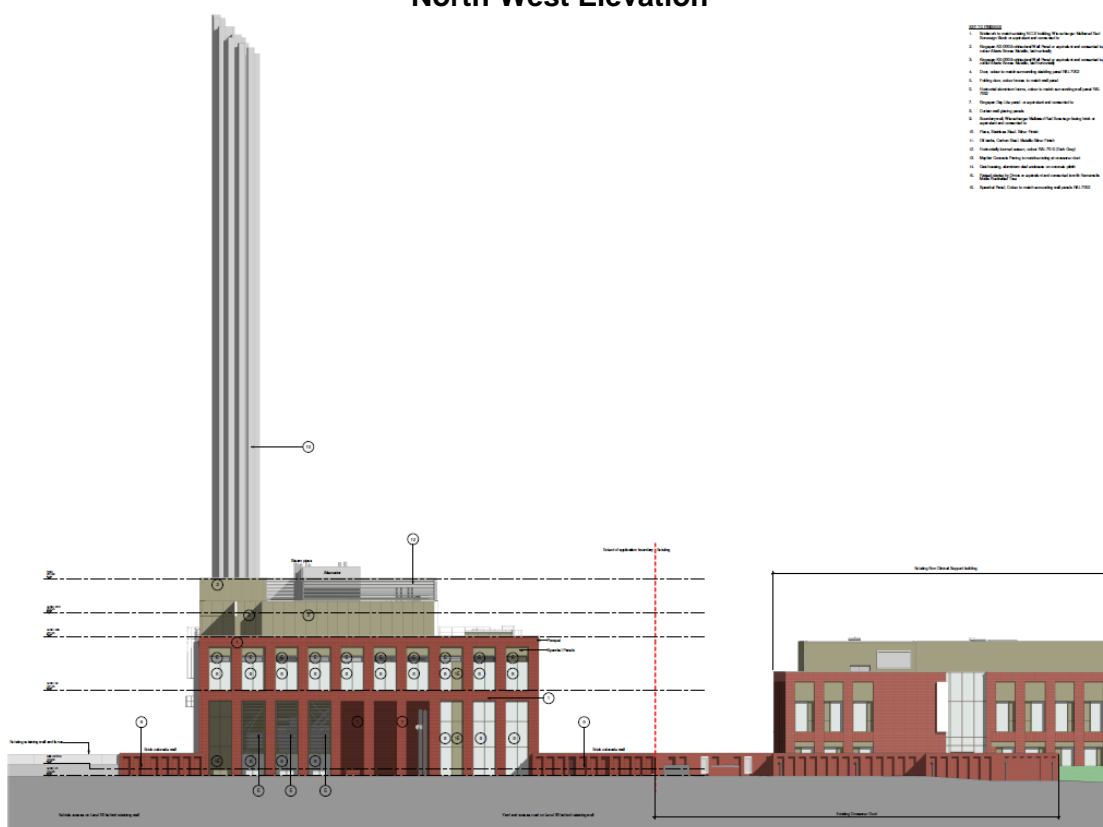


Site Layout

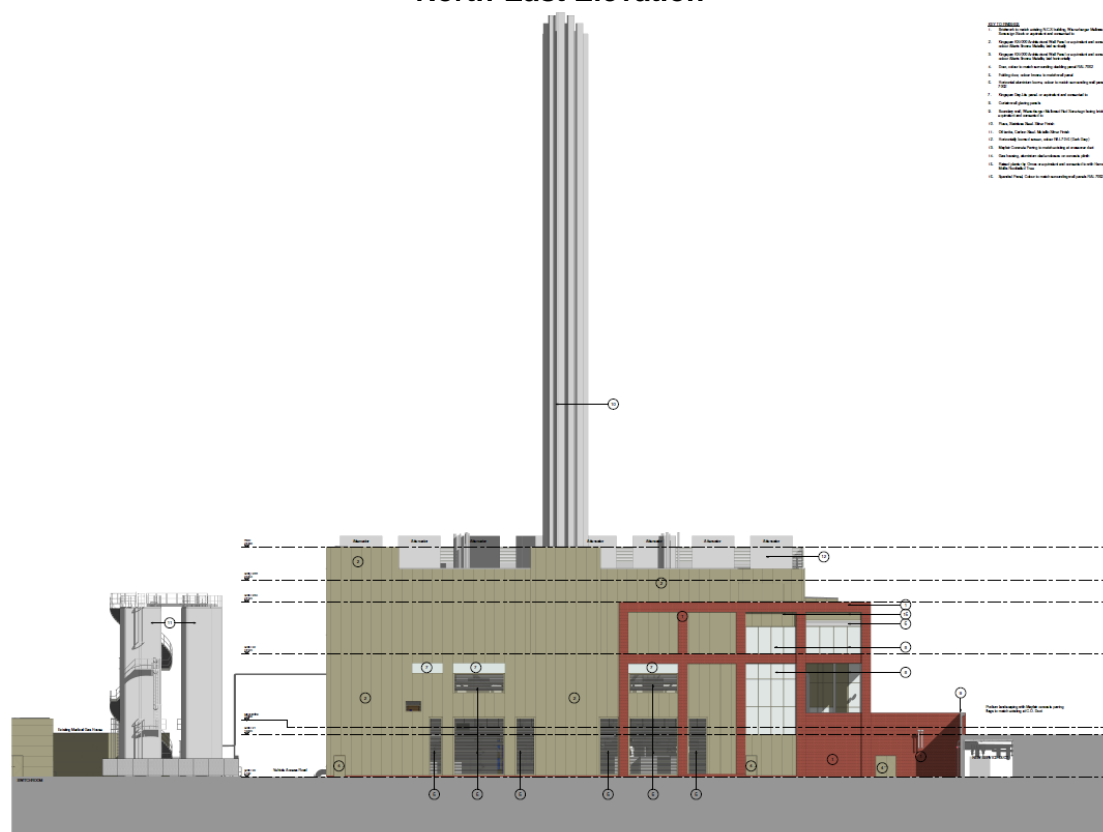


Elevations

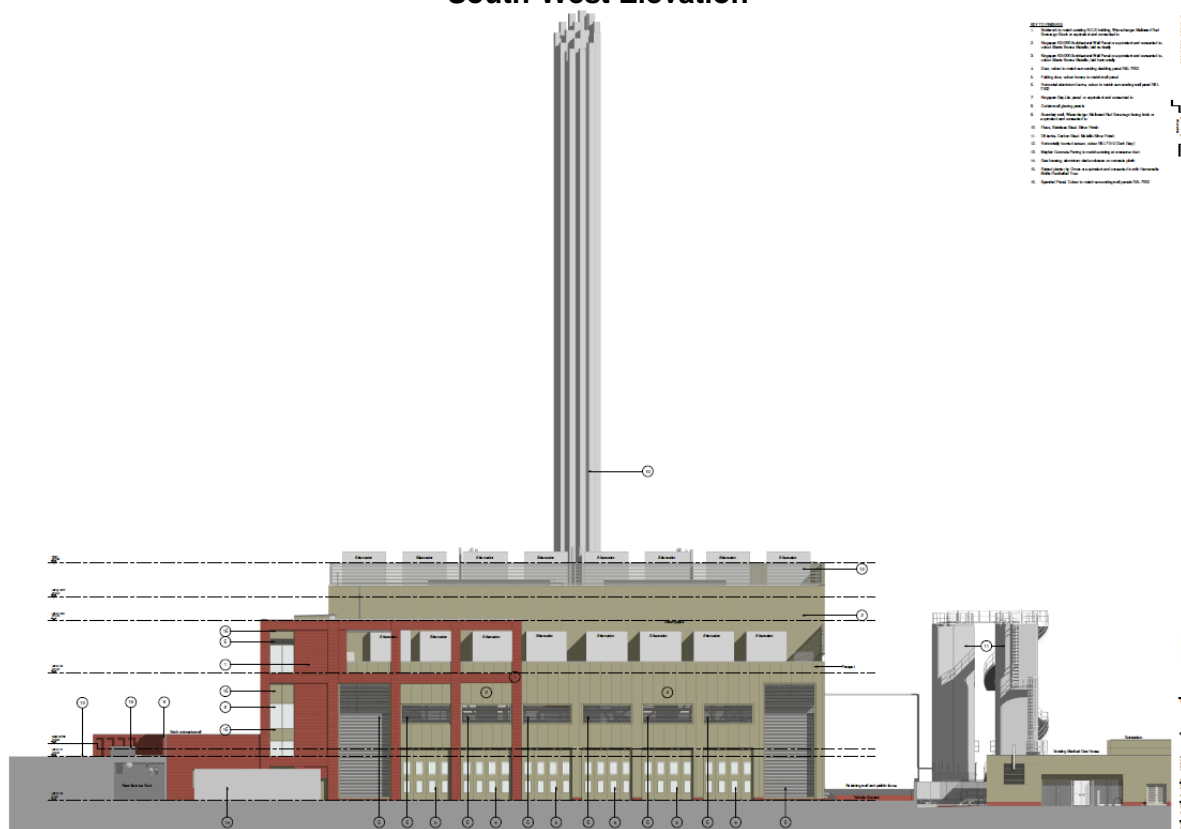
North-West Elevation



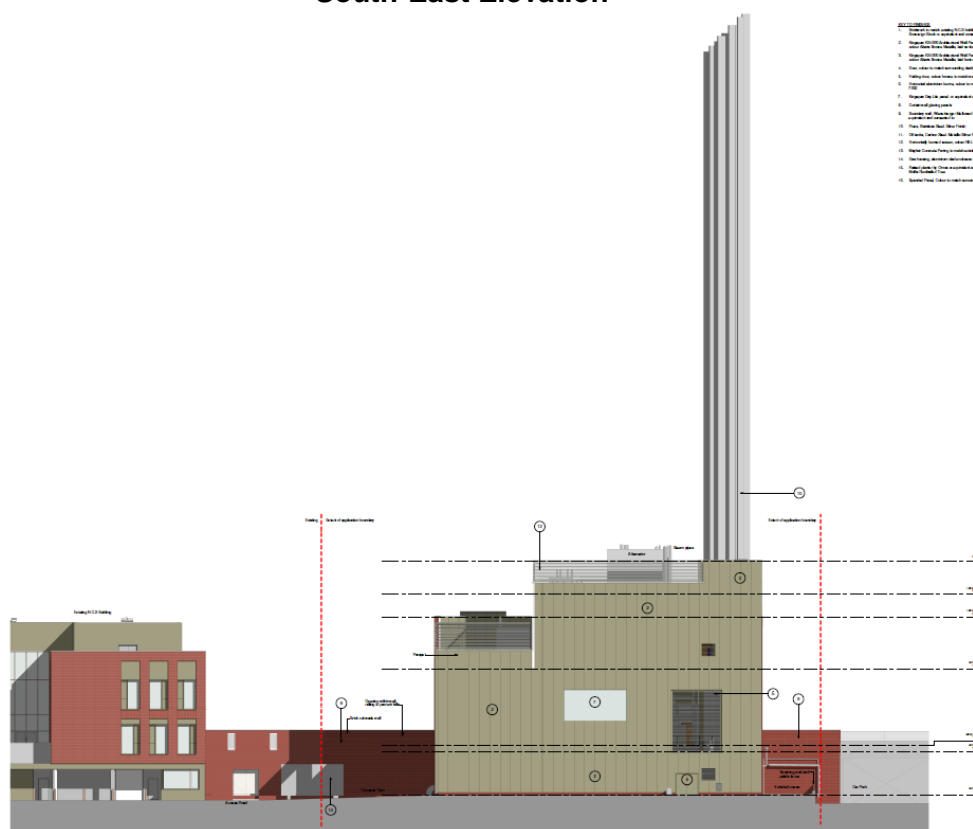
North-East Elevation



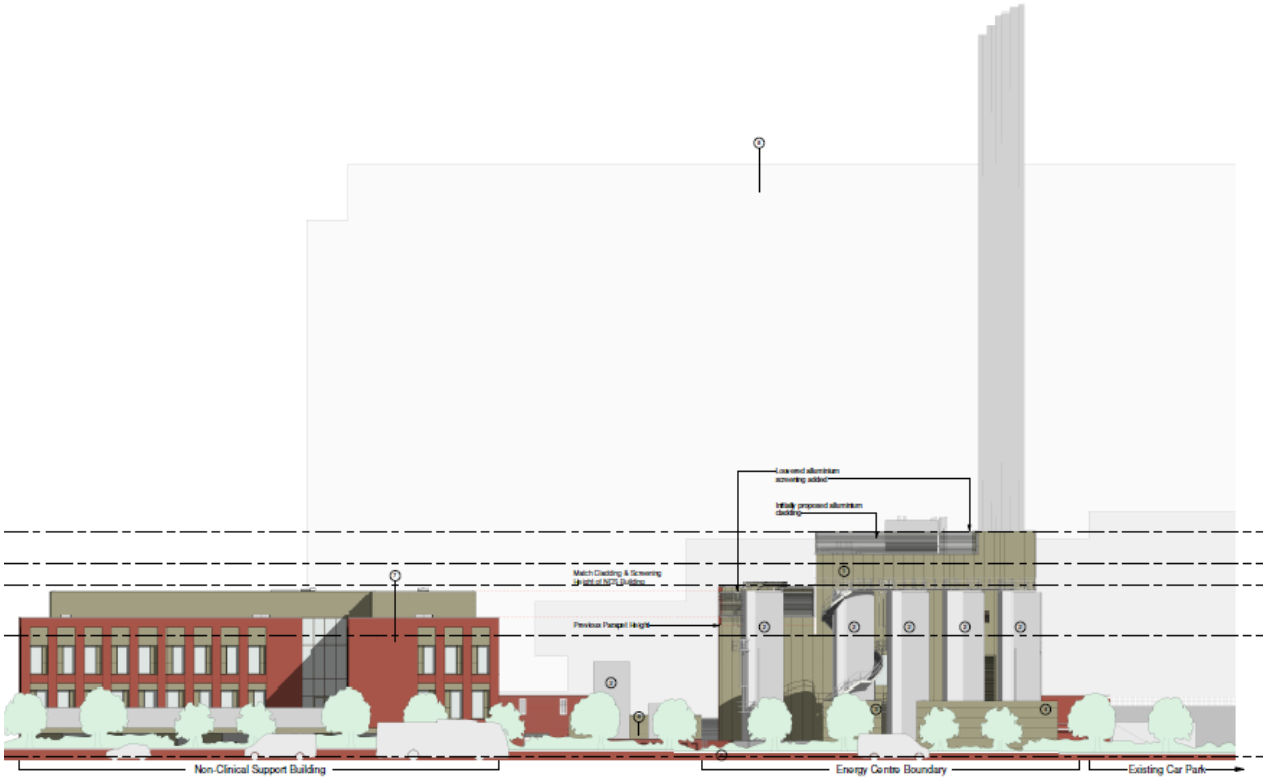
South-West Elevation



South-East Elevation



Contextual South East (Westlink) Elevation



CGIs





2.0	Characteristics of the Site and Area
2.1	The site is located within the Royal Victoria Hospital (RVH) complex and sits adjacent to the Non-clinical support building, to the south-west, and an existing car park to the north-east. The site is bounded by an internal service road which runs parallel to the Westlink to the south east and an internal distributor road to the north-west. The level of the site falls from the internal access to the north west road towards the south eastern boundary/Westlink.
3.0	Description of Proposal
3.1	Proposed energy centre including ancillary development, access, landscaping and associated miscellaneous works.
4.0	Planning Assessment of Policy and Other Material Considerations
4.1	<p>Policy Context</p> <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 3 (PPS 3) - Access, Parking and Movement • Planning Policy Statement 11 (PPS 11) – Planning and Waste Management • Planning Policy Statement 13 (PPS 13) - Transportation and Land Use • Planning Policy Statement 15 (PPS 15) - Flood Risk <p>Local Planning Policy Context</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014)

4.2	<p>Relevant Planning History</p> <p>LA04/2018/2604/PAN - New Energy Centre, Royal Victoria Hospital, Grosvenor Road, Belfast, BT12 6BA. PAN Acceptable.</p> <p>LA04/2018/2669/F - Enabling works for a new energy centre to include the construction of a cross-over duct, single storey medical gas house, VIE compound, the demolition of existing buildings and all associated works, Royal Victoria Hospital, Grosvenor Road, Belfast, BT12 6BA. Permission granted 21.11.2019</p> <p>LA04/2018/0592/PAD – Replacement Energy Centre, Royal Victoria Hospital, Belfast</p> <p>Z/2013/0368/F - Replacement of the existing Royal Jubilee Maternity Unit with new maternity facility to include part demolition of the existing maternity building. Provision of hard and soft landscaping and children’s play area, Royal Victoria Hospital, Grosvenor Road, Belfast. Permission granted 29.11.2013</p> <p>LA04/2016/1321/NMC - Non-material changes - Z/2013/0368/F, Royal Victoria Hospital, 274 Grosvenor Road, Belfast, BT12 6BA.</p>
4.3	<p>Consultations</p>
4.3.1	<p>Statutory Consultations</p> <p>DFI Roads – No objection.</p> <p>DFI Rivers Agency – No objection.</p> <p>NI Water – No objection. Existing premises already connected to public wastewater and sewerage network. Although Belfast WwTW is operating above design capacity, this proposal can be approved on the basis of like for like replacement of existing boiler.</p> <p>NIEA – Water Management Unit – If NIW indicate that the WWTW and associated sewer network is able to accept the additional load, with no adverse effect on the WWTW or sewer network’s ability to comply with their Water Order Consents, then Water Management Unit would have no objection to this aspect of the proposal. (<i>NI Water has confirmed that there is sufficient capacity to serve the development</i>).</p> <p>Regulation Unit – No objections subject to conditions. Natural Environment Division (NED) – No objection.</p> <p>Belfast City Airport – No objection.</p> <p>HED – No objection. The proposals are far enough away from any listed buildings that their settings will remain unaffected and the proposal is satisfactory to SPPS and PPS 6 with regards to archaeological policy requirements.</p>
4.3.2	<p>Non-Statutory Consultations</p> <p>Environmental Health – No objection subject to conditions.</p> <p>Economic Development Unit – No objection. EDU advise that as the contract associated with this development is subject to Buy-Social considerations, it is recommended that Section 76 Developer Contribution clauses should not be applied to the construction phase for this development.</p> <p>BCC Tree Officer – No objection subject to conditions.</p> <p>BCC Urban Design Officer – No objection subject to condition.</p>
4.4	<p>Representations</p>
4.4.1	<p>The application has been advertised and no third-party objections have been received.</p>

4.5	Planning Assessment
4.5.1	<p>Key Issues</p> <p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> • The acceptability in principle of the proposed development at this location; • Scale, height and design of the energy centre building; • Impact on surrounding area; • Access, parking and traffic management; and • Environmental Considerations - Drainage, Contamination, Air Quality, Noise, Dust Management.
4.6	Development Plan Context
4.6.1	Section 6(4) of the Planning Act (Northern Ireland) 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.6.2	The adoption of the Belfast Metropolitan Area Plan (BMAP) in 2014 was declared unlawful as a result of a judgement in the court of appeal delivered on 18 May 2017. This means that the Belfast Urban Area Plan 2001 (BUAP) provides the statutory plan context for the area.
4.6.3	Draft BMAP 2015 (dBMAP v2014), in its most recent, post-examination form remains a significant material consideration when making planning decisions. It was at the most advanced stage possible prior to adoption. However, in assessing this application regard is also had to the provisions of draft BMAP which was published in 2004 (dBMAP v2004).
4.6.4	In both dBMAP v2004 and v2014, the site is unzoned land within the Belfast Metropolitan/Settlement Development Limit. Within the BUAP the site is unzoned land within the development limit of Belfast.
4.7	Background/Proposed Use
4.7.1	The proposed development was the subject of a pre-application discussion (PAD) with the Council. The proposed development seeks the construction of a new energy centre to serve the Royal Victoria Hospital complex. The Design and Access statements states that the proposed Energy Centre <i>'will replace the existing boiler plant at the Royal Hospital Belfast that is nearing the end of its useful life. In addition, a new Energy Centre is required to meet and safeguard the growing energy demand at the hospital to serve current, proposed and future developments.'</i> The D&AS also states that the <i>'new Energy Centre requires to be onstream before the new Children's Ward is completed, to allow sufficient time for testing and switchover the target date for the completion of the Energy Centre is 2024'.</i>
4.7.2	Enabling works to facilitate the new energy centre were approved in November 2019 (Ref: LA04/2018/2669/F) and included the demolition of existing buildings (including a generator house, medical gas house, estate office and VIE compound) on the site and erection of a single storey replacement medical gas house and VIE compound and associated works. These works have commenced on site.

4.7.3	The proposed use is considered a critical ancillary development/use to the main health use of the Royal Victoria Hospital (RVH) and does not conflict with the development plan and planning policy and is considered acceptable in principle.
4.8	Scale, height and design
4.8.1	The design of the energy centre proposes a building on 4 levels housing two gas engine combined heat and power (CHP) plants and six dual fuel steam boilers, with a series of flues (16) emerging from a central point along the north eastern elevation. The design of the proposed building reflects its form and function as an Energy Centre and has been influenced by the layout of plant equipment and the need to provide a functional Energy Centre. The design approach reflects brick-cathedral style power station designs such as the iconic Battersea Power Station on the south bank of the River Thames, London and to a lesser degree buildings such as the Uskmouth Power Station (Wales) and the former Bankside Power Station (now Tate Modern, London). The D&As statement indicates that the height of the proposed Energy Centre and Non-Clinical Support Building [NCS] are broadly consistent, although the floor level of the Energy Centre has been raised as consequence of the building being partially sited in the floodplain.
4.8.2	The Urban Design Officer notes that the proposed building form and plot size have been informed by the layout of the plant equipment and the need to provide a new Energy Centre that is entirely functional and easy to maintain. As such the size and building mass is a direct response to the internal layout of the Energy Centre with flexibility built in to allow for a degree of expansion should demand for energy increase.
4.8.3	The design of the proposed development has sought to take account of the impact on the surrounding context for example servicing equipment has been placed away from the more visually prominent elevations along the internal distributor road.
4.8.4	The Design and Access Statement states that the <i>'The proposed Energy Centre is positioned so that it respects the building line and amenity of the adjacent Non-Clinical Support Building [NCS], and so that the visual impact of the flue when viewed from the Children's Ward and Maternity Unit is reduced. The equipment required to service the Energy Centre has been arranged so that it can all be accessed and maintained from the existing service road that runs parallel to the Westlink. The Energy Centre can be accessed by pedestrians via a landscaped podium from the internal spine road'</i> .
4.8.5	The Urban Design Officer considers that the proposed Energy Centre has been positioned so that it respects the building line and amenity of the adjacent Non-Clinical Support (NCS) building and to reduce the visual impact of the tall flue when viewed from the Children's Ward and Maternity Unit. All serviceable equipment has been arranged so that it can be accessed and maintained from the existing service road that runs parallel to the Westlink. The brick shoulder height/parapet of the proposed development measures around 13.0m in height and generally aligns with the upper height of the adjacent NCS building. An element of the proposed building does step up above this shoulder height by a further 5.4m, however this only applies to around 70% of the building footprint and has been setback off the front (north western) elevation by around 9.3m, in an effort to reduce its visual impact.
4.8.6	Due to the nature and function of the building the proposed stainless steel flues form an important element of the overall building design with a stack height of 70m which has been determined using air dispersion modelling as detailed in the accompanying Air Quality Impact Assessment. The D&AS states that due to the siting of the building the visual impact of the flue when viewed from the Children's ward and Maternity Unit

	is reduced. The Urban Design Officer acknowledges that given the prominence of this element of the scheme a level of design consideration has clearly been given to the flue stack as reflected in its proposed sculptural form which subtly references the smokestacks of Art Deco industrial buildings, which is welcomed.
4.8.7	The associated development including oil tanks, substation are located to the southern end of the site and will be largely screened from views along the internal distributor road by the Energy Centre building. Nine oil tanks are proposed at an overall height of c.16.5m and will be finished in carbon steel metallic silver. The proposed substation and switchroom buildings are single storey (c.7m high) and will be finished in bronze metallic panelling. The design and scale of the oil tanks and switch room and substation reflect the functional requirements of the development and are considered acceptable.
4.8.8	The Urban Design Officer response states that in relation to the general design and detailing of the building, the applicant has sought to reflect and echo the proportions and materials already established in the hospital campus on the NCS building, so as to provide a consistent and coherent language when the two buildings are viewed together. The Urban Design officer raises no objections to the scale, height, massing and building line of the proposed development.
4.9	Materials
4.9.1	The Urban Design Officer highlights that in terms of materiality the proposed development picks up on the proportions and materials of the adjacent NCS building, demonstrated by way of a series of contextual elevations. The building proposes red brick as its primary material, a material which reflects the industrial heritage of Belfast and historically picks up on traditional industrial/power station design. The brick wraps around the front (north west) elevation of the building with the remaining facades to the side and rear clad in vertical, bronze metallic wall panels with both materials generally matching that of the adjacent NCS building.
4.9.2	The Urban Design Officer recommends a condition seeking details of all materials to be submitted prior to commencement of construction to ensure that the reflective qualities of the proposed materials for the flues and oil tanks are further assessed.
4.9.3	Feedback provided during the application highlighted that there was an opportunity to improve the appearance of the south-east elevation, given its visual prominence when viewed from the adjoining Westlink. However, the applicant having carried out a contextual analysis considered that <i>'there are sufficient elements and contrast in the foreground of the South-East elevation to provide depth and interest to an already 'busy' elevation and highlighted that only filtered views of the elevation will be possible from the Westlink (due to the presence of the oil tanks, trees, fencing and substation buildings)</i> . It is acknowledged that the location, height and extent of the oil tanks along with ancillary development and boundary trees would result in filtered views of this elevation along the Westlink and officers agree with this analysis.
4.9.4	Boundary treatments include a red brick colonnade wall along part of the north west elevation, a retaining wall and paladin fence along the north eastern boundary and brick walls and chain-link fencing along the south eastern boundary. Boundary treatments are in keeping with existing and proposed developments and are considered acceptable.

4.9.5	The Urban Design Officer advises that on balance there are no objections raised with respect to the materials and detailing of the scheme subject to a condition seeking prior approval of materials, particularly with respect to the oil tanks and flues.
4.10	Landscaping/Public Realm
4.10.1	The proposal includes provision of a landscaped entrance podium to the front of the building along the north west boundary. This area will incorporate concrete paving flags (graphite, sandstone and silver coloured) to match the existing concrete paving slabs at the front of the adjoining NCS building. The proposed development will require the removal of 9 trees (early mature trees). Ten extra heavy standard trees, within 5 planters with integrated seating are proposed within this space. BCC Tree Officer considers that the replacement planting is acceptable and will help to link into the existing green linear wedge along the south-eastern edge of the internal distributor road and has raised no objection to the landscaping subject to conditions. The landscaping and public realm proposals will contribute to an improvement in the overall site environs and is welcomed.
4.11	Impact on surrounding area
4.11.1	The site is located within the existing RVH complex which comprises a variety of building styles and heights. The proposed building is 4 storeys high with the proposed 16 flues rising c.52m above the top of the building. The RVH complex includes a number of listed building however the site is sufficiently removed from the listed buildings to ensure that it does not adversely impact on their setting. HED consider that the proposed development is far enough away from any listed buildings that their settings will remain unaffected. The proposal is considered compliant with PPS 6.
4.11.2	The Urban Design Officer acknowledges that the building will be viewed from above by the taller Maternity and Children's Unit opposite. As such a portion of the area of the roof will be covered with a sedum finish to minimise the roof mass and all plant located externally on the roof will be screened with aluminium louvres in the same manner as that provided on the NCS Building, to reduce the overall visual impact which is welcomed.
4.11.3	The nearest residential property is located c. 170m from the site across the Westlink/M1 Motorway at Milner Street. It is considered to be a sufficient distance from the proposed development to ensure no adverse impact.
4.12	Impact on Aviation
4.12.1	Belfast City Airport in their consultation response advised that whilst they had no objection to the proposed development itself, helicopter operations (PSNI, Air Ambulance, etc.) are likely to operate in the vicinity of the location and advised that the developer should consult the relevant parties in relation to this. The developer has consulted with the PSNI and Air Ambulance NI (AANI) as recommended. The PSNI has raised no objection to the proposed development and the AANI has advised that the proposed chimney construction will not adversely affect flight safety or ability to respond to the people of Northern Ireland. The applicant has satisfactorily demonstrated that the proposed development will not have an adverse impact on helicopter operations within the RVH complex.
4.13	Sustainable Energy Options

4.13.1	The applicant has provided a statement setting out how the selection of fuel source was determined and advises that a number of key elements have been considered including the backup fuel source factors, reliability of supply, feasibility of construction and operation, sustainability of fuel and environmental impact.
4.13.2	<i>In addition the statement advises that, 'primary factors that have to be considered for a healthcare hospital facility operating 24h hour per day, 7 days per week continuously year round are the reliability and resilience of the plant. Traditional fuel sources including natural gas and fuel oil along with sustainable renewable fuel sources were considered at concept design stage. Of the sustainable renewable fuel sources biomass in the form of wood chip or wood pellet was taken forward as an option to provide a portion of the energy demand but was subsequently discounted taking all factors into account. Specifically a biomass plant requires a high level of maintenance and high level of operational intervention and would not provide the reliability and resilience necessary for a healthcare hospital facility operating 24h hour per day, 7 days per week continuously year round. Other risk factors impacting negatively on reliability and resilience are the quality and consistency of biomass wood chip and pellet and the continuity of supply year round. Currently sustainable options do not meet the performance requirements however in the longer term there may be more sustainable options that could be incorporated but currently the technologies are not sufficiently developed. Natural gas supplied from the NI natural gas distribution network was selected as the primary fuel supply over fuel oil on the basis that it provided better environmental benefits over fuel oil though the risk of failure of natural gas was considered higher than fuel oil stored on site. Fuel oil stored on site was considered the most reliable resilient source and was selected as the backup fuel for the steam boilers and also to supply the emergency electric generators.'</i>
4.13.3	<i>Consideration of high –efficiency alternative systems to run in conjunction with the primary systems to reduce energy consumption improving operating efficiencies and thereby improving environmental benefits resulted in the incorporation of a cogeneration CHP (Combined Heat and Power) system. The CHP plant fuelled by natural gas will generate electric energy and recover a large portion of the heat energy in the form of steam and hot water from the electric generating process. The output from the CHP plant will be of the order of 44% electrical energy and 46% thermal energy heat recovery with an overall plant efficiency of 90% approximately depending on the manufacturer. When the Energy Centre is fully fitted out the thermal energy heat recovery will be equivalent to 114% of the capacity of one of the proposed steam boilers contributing significantly to the overall site demand. The CHP plant will run continuously at full load with the steam boilers operating to make up the additional RVH site thermal energy demand to maximise the Energy Centre overall operating efficiency.</i>
4.13.4	<i>The New Energy Centre proposed steam boilers will replace older lower efficiency boilers which are at end of life. Efficiency data for the existing boilers is not current and up-to-date but it can be assumed that boilers of this age being well maintained and managed would have an efficiency up to 75%(gross). The new steam boilers will be to current standards which are significantly higher than the older boilers they will replace. The current standards include higher operating efficiencies and lower emissions. The new boilers will also incorporate additional features to increase efficiency and reduce fuel consumption including flue gas economisers to recover heat from exhaust gas, variable speed boiler feed water pumping, burner variable speed fans, and advanced control technology. The proposed new steam boilers will have an efficiency of approximately 86%(gross).'</i>

4.13.5	It is considered that the applicant has satisfactorily demonstrated that the fuel source has been carefully considered and selected to maximise reliability and efficiency whilst delivering lower emissions resulting in a more efficient system than currently operates at the RVH site.
4.14	Access, Parking and Traffic Management
4.14.1	The site is located within the existing Royal Victoria Hospital complex and access will be via the existing access arrangements from the Grosvenor Road and Broadway.
4.14.2	The Parking Statement accompanying the application states that ' <i>The Energy Centre is a replacement of and upgrade to the existing facilities and thus there will be minimal increase in the numbers of operational staff. As such, the proposed development will have limited impact on the transport network surrounding the Royal Hospitals site as the existing access arrangement or level of usage will not change.</i> ' The statement further states that ' <i>Construction of the Energy Centre Main Works will result in the loss of 86 carpark spaces from an existing car park. The construction of the Energy Centre is one element within redevelopment of the overall hospital campus and it is not proposed to replace these spaces within the scope of this planning submission. However, the BHSCT are aware of the current stresses on parking on the overall site and have recently updated their staff travel plan with the aim of reducing travel to/from the site by car.</i> '
4.14.3	The updated Travel Plan Framework has been submitted with this planning application and sets out a number of proposed measures to reduce reliance on cars and promote modal shifts and sustainable travel as set out below.
4.14.4	<i>The Belfast HSC Trust Travel Plan identified a number of sustainable initiatives to be implemented throughout the Belfast Trust over a five-year period in order to meet all modal shift targets. These initiatives involve the promotion of existing facilities as well as introducing new schemes to encourage sustainable travel. The Travel Plan objectives for the site specific Travel Plan will be consistent as that for the wider Trust Travel Plan as follows:</i> <ol style="list-style-type: none"> <i>1. Improve access for all staff, patients and visitors to the site;</i> <i>2. Encourage a reduction in car use to the Royal Group of Hospitals site and for business purposes;</i> <i>3. Improve the choice of modes and encourage travel by public transport, car sharing, walking and cycling;</i> <i>4. Improve health and wellbeing of staff through the promotion of active travel.</i>
4.14.5	<i>The BHSCT aims to align the Travel Plan strategies and targets with the future development plans for the site. It is their intention over time to reduce the current parking to staff ratio from 1 space per 2.6 members of staff to 1 space per 3 members of staff. This ratio is achievable because of staff shift patterns over 24 hours and 7 days.</i>
4.14.6	<i>Car parking access criteria are being applied to target the available parking to those who have limited alternative travel options. Other staff will be supported with an individual travel plan outlining the travel options available to them There are extensive cycle parking and cycle hire facilities for staff and the site is well supported by public transport including the Rapid Transit Glider service and close links to the park & ride sites at Black's Road and Sprucefield.</i>
4.14.7	<i>While the COVID pandemic currently limits the BHSCT's ability to move forward with their overall traffic and parking strategy, the construction stage for the Energy Centre</i>

	<i>will not commence until late 2022 by which stage the COVID impact may have disappeared and BHSCT can further develop and implement their overall traffic and parking strategy, which will also consider post-COVID parameters.</i>
4.14.8	<i>It is anticipated that the COVID pandemic will have a long-term effect on working practices and on patient and visitor attendances. The pandemic has demonstrated that many staff can work successfully from home and this is likely to continue in some form in the coming years. The increased use of video consultations and off site diagnostics will reduce the need for many patients to have to travel to the hospital and the restrictions on visiting which are likely to be maintained in some form will reduce public parking requirements. These changes will assist in delivering the benefits and strategies of the Travel Plan.</i>
4.14.9	The Service Management Plan submitted in support of the application indicates that servicing will be undertaken in a service compound provided with the new development and that the proposed development will provide enough space for manoeuvrability as to not impact on any other parked vehicles or cause an obstruction. Furthermore, all delivery vehicles will be able to load and unload remotely from the main internal roads and parking areas.
4.14.10	The report concludes that the proposed servicing facilities combined with an effective service management plan which will be sufficient to accommodate the servicing requirements at the proposed development and that the proposed development will have limited impact on the transport network surrounding the Royal Hospital site as the existing access arrangement or level of usage will not change. The report also states that the servicing can be accommodated, and the servicing arrangements will not create a delay to the external highway network nor cause disruption to blue light movements within the site.
4.14.11	Having considered the proposal including the submitted Travel Plan Framework and Service Management Plan, DFI Roads offer no objection to the proposed development and the proposal is consider compliant with PPS 3.
4.15	Environmental Considerations
4.15.1	Drainage The application is supported by a Flood Risk Assessment and a Drainage Assessment. The proposal has been considered against policies FLD 1-5 of Revised PPS15. DFI Rivers have raised no objections under Policies FLD 1, 2, 3, 4 and 5.
4.15.2	NI Water advises that there is available capacity at the Waste Water Treatment Works to serve the development; that existing premises/site is already connected to public wastewater network and there is a public water main within 20m of the proposed development boundary which can adequately service these proposals.
4.15.3	Contamination
4.15.4	A Generic Quantitative Risk Assessment (GQTA) was submitted in support of the application. The report indicates that a series of soil and groundwater samples were taken and analysed for relevant contaminants of concern. The assessment has concluded that neither soils nor groundwater on site are likely to pose any risk to human health. Asbestos fibres were identified at one site investigation location, however the report notes that hard standing across the development site will break any potential exposure pathway with respect to future site users.

4.15.5	Ground gas monitoring was also undertaken and elevated concentrations of methane and carbon dioxide, as well as elevated flow rates, were recorded at BH109. However, this borehole was installed across the Sherwood Sandstone bedrock geology and therefore it is unclear why it was used for ground gas monitoring. The consultants, White Young Green, concluded that in their opinion, on the basis of the ground conditions encountered, monitoring well design and the gas monitoring data generally, that the site does not present a significant risk in respect of ground gas and that no specialist gas protection measures are recommended. On the basis of the information submitted Environmental Health and NIEA Regulation Unit have raised no objection subject to conditions which are set out in the 'Draft Conditions' section below.
4.15.6	Air Quality
4.15.7	An Air Quality Impact Assessment (AQIA) has been submitted in support of the application and indicates that the development will comprise two gas engine combined heat and power (CHP) plants, each rated at 3.3MWe (MW electrical output) using natural gas as the fuel, and six dual fuel steam boilers, each rated at 16 tonnes per hour (t/hr). One of the boilers will be standby, so only a maximum of five boilers would be operational at any one time and only operate for a maximum of 12 hours per day.
4.15.8	The boilers will also fire on natural gas, except during periods of gas supply interruption and testing when they will fire on Class D fuel oil. The boilers are expected to operate on oil for less than 50 hours per year. Each unit will emit through its own flue, however the flues will be grouped together into a common stack, which will extend out of the roof of the energy centre building.
4.15.9	Mott Macdonald Consultants have also indicated that based on the primary fuel to be used (natural gas), the main pollutant emitted by the combustion plants will be nitrogen oxides (NO _x). During periods of gas supply interruption, the boilers would use oil as the fuel which could result in emissions of sulphur dioxide (SO ₂) and particulates as well as NO _x . However, this situation would only be expected to occur for short periods (less than 50 hours per year) and as the emissions characteristics (exhaust gas temperature and exit velocity) would be very similar to when firing on gas. The proposed stack height would be appropriate for both gas and oil firing.
4.15.10	The assessment has demonstrated that the proposed energy centre is not predicted to result in any exceedances of the air quality objectives at relevant receptors (including existing and new hospital buildings) in the surrounding area.
4.15.11	The AQIA states that the new energy centre is expected to have lower emissions than the existing RVH energy centre and therefore the new development is expected to lead to an improvement in local air quality. On this basis Environmental Health has not raised any objections to the proposed development subject to conditions set out below.
4.15.12	Noise
4.15.13	A Noise Impact Assessment has been submitted with the application and includes background noise surveys which identified the main noise source dominating the noise climate on the site as road traffic on the Westlink/M1 Motorway. The Report presents the predicted noise levels from the proposed plant at the three nearest surrounding noise sensitive receptors. The closest receptor property is approximately 140m from the development site, on the opposite side of the Westlink motorway. The report indicates that the rating level (44.9 dB) will not exceed the background sound level day 59 dB L90 (-14.1dB) or night 48dB L90 (-3.1dB), providing an indication of the specific sound source having a low impact. Environmental Health has

	raised no concerns that the proposed development on noise grounds subject to inclusion of conditions a set out in the 'Draft Conditions' section below.
4.15.14	Dust Management
4.15.15	Environmental Health advise that due to the sensitivity of the development's location and in order to avoid negative impacts from dust emissions during the construction phase of the development, dust and air emissions mitigation measures should be applied and recommend a condition requiring submission of a Dust Management Plan prior to commencement of the development as set out below.
4.15.16	Developer Contributions and Obligations
4.15.17	Para 5.69 of the SPPS states that ' <i>Planning authorities can require developers to bear the costs of work required to facilitate their development proposals.</i> ' Relevant further guidance is provided by the Council's Developer Contribution Framework, adopted in 2020.
4.15.18	BCC Economic Development Unit (EDU) had advised in their initial consultation response that given the scale of the employment to be created, the high rates of unemployment, current sectoral growth and reported shortages in specific skilled trades, it is likely that the development will give rise to skills or labour shortages within the construction sector and recommended that Employability and Skills related Developer Contributions Section 76 clause would be required for the construction phase of the development.
4.15.19	The agent on behalf of the applicant subsequently advised that the Department of Finance will provide capital funding to the Belfast Trust for the project and also provides procurement/project management services through CPD-Health Projects (a branch within the Department of Finance for NI). Furthermore, CPD-Health Projects will be responsible for ensuring that the 'Buy Social' initiative is incorporated within the works contract conditions, and that these are delivered by the appointed contractor.
4.15.20	EDU advise that implementation of the Buy Social considerations applied to this contract will ensure that that social benefit is achieved through the use of Targeted Recruitment and Training clauses ("TRT clauses").
4.15.21	TR&T clauses ensure ring-fenced opportunities for long-term unemployed people, young people leaving education/training (because of higher levels of youth unemployment), apprentices, and paid student work placements. This also includes promotional activities to increase awareness of opportunities, and robust monitoring and reporting by the Strategic Investment Board (SIB).
4.15.22	EDU further advise that it is envisaged that the outcomes resulting from the implementation of the Buy-Social model in performance of this contract will be analogous to a s76 Employability and Skills Plan and consider it would be disproportionate to request additional employability and skills requirements in the construction phase of the development, particularly as Buy-social implements a specific toolkit for construction and any possible skills shortages will be mitigated through TR&T clauses. Therefore, EDU recommend that no Employability and Skills clauses under Section 76 will be required for the construction phase of this development.

4.16	Pre- Application Community Consultation
4.16.1	In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on Belfast City Council on 26 th October 2018 (LA04/2018/2604/PAN). Belfast City Council responded confirming that the PAN and associated approach met the requirements of Section 27 of the Planning Act and was acceptable. The Council recommended that consultation with the West Belfast Partnership Board and Greater Falls Neighbourhood Renewal Partnership should take place. The three drop-in Pre-Application Community Consultation (PACC) events were carried held on 13 th November 2018 (Southcity Resource and Development Centre), Wednesday 14 th November 2018 (Cultúrlann) and Tuesday 20 November 2018 (Royal Victoria Hospital) and facilitated feedback through a dedicated website.
4.16.2	A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements. The report has confirmed advertising for the public event and that the public event took place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirmed that 16,000 leaflets were distributed within a 10-minute walking distance of the site and provided information on the public consultation events. In addition, the PACC confirms that Public Exhibitions were held in the Falls Road Library and Morton Community Centre from 12 November to 21 December 2018. The report demonstrates that community groups advised by the Council were contacted but no response was received.
4.16.3	The report states that only one comment was received which supported the development and the inclusion of traditional brickwork in the design and that all those engaged in the consultation process were generally supportive of the proposals.
4.16.4	The Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.
Neighbour Notification Checked Yes	
Summary of Recommendation: Having regard to the development plan, relevant policy context and other material considerations, the proposed energy centre with associated works is considered acceptable and approval is recommended subject to conditions. The recommendation is to grant planning permission subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive issues being raised.	
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 specification, samples and sample panels of all external finishes shall be submitted to, made available on site for inspection by the Council and shall be approved in writing. The samples shall be retained on site until completion of the development. The development shall be carried out fully in accordance with the agreed details.

Reason: To ensure a high quality development.

3. All landscaping works shall be carried out in accordance with the approved details on Drawing No. 19A – Site and Landscaping Plan, published on 07 October 2021. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

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

4. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity

5. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging 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.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

6. The Arboricultural Impact Assessment – AIA (Arbor Consulting, dated 27-07-2021s) and Tree Protection Plan within the AIA plan submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision to ensure no direct or indirect damage to existing trees to be retained within the application, the works shall be overseen by a suitably qualified tree specialist.

Reason: To safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

7. If roots are accidentally damaged the tree council must be notified immediately and given the opportunity to inspect the damage before it is covered over.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees / hedging.

8. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA.

9. Prior to operation of the development, all plant and equipment associated with the development hereby permitted, shall be selected, designed and installed so as to achieve a combined rating level (L_{Ar}) no greater than the representative daytime and night time background sound level (dBL_{A90}) when measured or determined at the façade of nearby noise sensitive residential premises in accordance with BS4142:2014+A1:2019.

Reason: In the interests of residential amenity.

10. The development shall not become operational until an acoustic enclosure is installed for the CHP units, as illustrated in submitted drawing 'Floor Plan-Level 00, Drawing No: KEP-01-00-DR-A-706001 Rev A (Belfast City Council Drawing No. 20) published on 22 June 2021.

Reason: In the interests of residential amenity.

11. In the event that fuel storage tanks require decommissioning the development hereby permitted shall not commence until these tanks (and associated infrastructure) are fully decommissioned, and removed as necessary, in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27). The quality of surrounding soils and groundwater shall be verified. Should any additional contamination be identified during this process, Condition 12 shall apply.

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

12. 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 in writing. 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 submitted to and agreed in writing by the Planning Authority in writing, prior to the development being operational. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

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

13. The installed combustion plants for the proposed development shall meet the technical specification as detailed within the air quality assessment (*Royal Victoria Hospital Energy Centre, Revised Air Quality Assessment due to updated Energy Centre Design, Mott Macdonald, February 2021*). The emissions should be released from stack in a location and at a height that provides adequate dispersion and in accordance to the Consultants specification (70m).

Reason: Protection of human health.

14. Prior to commencement of development, a Dust Management Plan shall be submitted to and approved in writing by the Planning Authority. The Dust Management Plan shall consider the potential effects of dust emissions associated with the construction phase of the proposed development in accordance with the *IAQM Guidance on the Assessment of Dust from Demolition and Construction 2014*. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of amenity and protection of human health.

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

<http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environmentagency.gov.uk/scho0501bitt-e-e.pdf>

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

Notification to Department (if relevant)

Date of Notification to Department: Not applicable

Response of Department: Not applicable

Representations received from Elected Members: None

ANNEX	
Date Valid	15th June 2021
Date First Advertised	2nd July 2021
Date Last Advertised	
Details of Neighbour Notification (all addresses) None required	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	5th July 2021
ES Requested	No

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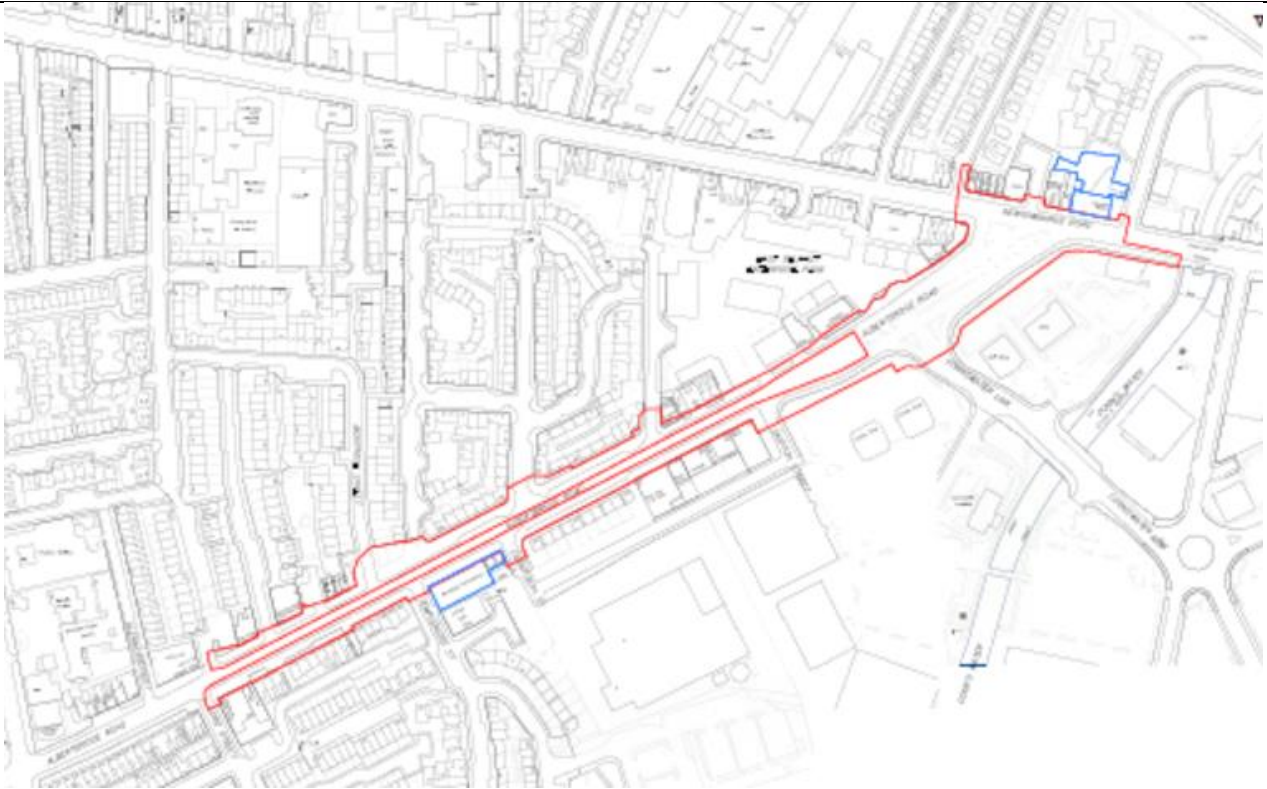
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 14 December 2021	
Application ID: LA04/2021/1860/F	
Proposal: Public realm environmental improvement to include new paving, kerbing, and soft landscaping. Improvements to shop frontages/signage.	Location: Albertbridge Road from Lord Street to junction with Newtownards Road, and Newtownards Road from Ribble Street to Connswater Street.
Referral Route: Major application	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Department for Communities 9 Lanyon Place Belfast BT1 3LP	Agent Name and Address: Doran Consulting Norwood House 96-102 Great Victoria Street Belfast BT2 7BE
<p>Executive Summary: This application seeks full permission for public realm environmental improvement to include new paving, kerbing, and soft landscaping, and improvements to shop frontages/signage</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - The principle of development - Access, movement, and road safety - Impact on built heritage - Flood risk - Landscaping - Other environmental matters - <p>The site is located at Albertbridge Road from Lord Street to junction with Newtownards Road, and Newtownards Road from Ribble Street to Connswater Street. The area is defined by retail (a number of vacant premises), terrace residential dwellings as well as Church buildings. BUAP 2001 defines most of the northern side of the site as part of a Housing Renewal Area and the southern side is unzoned whiteland. dBMAP (both versions) defines the Albertbridge Road as an arterial route and the site runs adjacent to a number of Shopping/Commercial Areas.</p> <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (dBMAP both versions), Planning Policy Statement 3, Planning Policy Statement 6, and Planning Policy Statement 15.</p> <p>BCC Environmental Health, BCC Tree Officers, BCC Landscape and Development, Northern Ireland Water Ltd, DFI HED Historic Monuments, DFI HED Historic Buildings, DFI Rivers Agency, DAERA Regulation Unit and DFI Roads have raised no issues of concern and the proposal is considered acceptable.</p>	

It is recommended that the proposal is approved subject to the conditions as set out in the report with delegated authority for the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0 Description of Proposed Development

Public realm environmental improvement to include new paving, kerbing, and soft landscaping. Improvements to shop frontages/signage.

2.0 Description of Site

The site is located at Albertbridge Road from Lord Street to junction with Newtownards Road, and Newtownards Road from Ribble Street to Connswater Street. The area is defined by retail (a number of vacant premises), terrace residential dwellings as well as Church buildings. BUAP 2001 defines most of the northern side of the site as part of a Housing Renewal Area and the southern side is unzoned whiteland. BMAP (draft) defines the Albertbridge Road as an arterial route (AR 0301) and the site runs adjacent to a number of Shopping/Commercial Areas.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 There is no relevant planning history on the site. Since this proposal falls under the category of Major Development however, Pre Application Community Consultation was carried out under the planning reference LA04/2021/1115/PAN.

3.2 LA04/2021/1564/F is a current application adjacent to the site for a similar “Environmental improvement scheme to include natural stone paving, new kerbs, soft landscape features. Improvements to existing shopfronts include repair of rainwater goods, new shutters, signage and repainting” at Albertbridge Road from Cluan Place/Stormount Lane to Glenallen Street/Lord Street.

4.0 Policy Framework

4.1 Belfast Urban Area Plan 2001

4.2 Draft Belfast Metropolitan Area Plan 2015 (v2004)

4.3 Draft Belfast Metropolitan Area Plan 2015 (v2014)

4.4 Strategic Planning Policy Statement (SPPS)

4.5 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.6 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.7 Planning Policy Statement (PPS) 15: Planning and Flood Risk

5.0 Statutory Consultees

5.1 DfI Roads Service – No objection subject to conditions

5.2 Northern Ireland Water Ltd – No objection

5.3 DfI Rivers Agency – No objection

5.4 DAERA Regulation Unit – No objection subject to conditions

5.5 DfC Historic Environment Division Historic Monuments – No objection

5.6 DfC Historic Environment Division Historic Buildings – No objection

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

6.2 BCC Landscape & Development – No objection

6.3 BCC City & Regeneration – No objection

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments or objections have been received.

8.0 Other Material Considerations

8.1 Development Control Advice Note 15 Vehicular Access Standards

9.0 Assessment

9.1 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. 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. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious). The site is within the development limits of Belfast within (Draft) Belfast Metropolitan Area Plan (BMAP) 2004; BMAP 2015 and, the Belfast Urban Area Plan 2001 (BUAP).

9.2 This application seeks full permission for public realm environmental improvements to include new paving, kerbing, and soft landscaping. Improvements to shop frontages/signage. The scheme seeks to improve the general aesthetics of the shopping nodes and public realm, including the frontages of commercial properties, along the route. The public realm works will enhance the area by providing elements of natural stone paving, granite kerbs, soft landscaping, whereas shop frontages will benefit from painting and fascia enhancements to repairs to rainwater goods and shutters.

9.3 The key issues in the assessment of the proposal are as follows:

- The principle of development
- Access, movement, and road safety
- Impact on built heritage
- Flood risk
- Landscaping
- Other environmental matters

9.4 The principle of development

The site is located within the settlement limits of draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below. The proposal includes landscape and civil engineering enhancements to the footpaths to include new natural stone paving bands to kerb lines and across the footway at tree planting locations, new granite kerbs, street furniture and tree planting. The site is within a commercial area and compatible with surrounding uses. The proposal, subject to planning considerations, is considered to make a positive contribution to the area.

9.5 Access, movement, and road safety

DFI Roads was consulted and having reviewed the submitted information have responded with no objections subject to a condition requiring no works to begin until the exact specification for the materials to be used have been agreed with their Section Engineer.

9.6 Impact on built heritage

Whilst there are no scheduled monuments immediately adjacent to the boundary of the site it is in the vicinity of DOW004:016 which is the cemetery at Ballymacarrett Methodist Church. The application site is also in the vicinity of a number of listed buildings, namely Mountpottinger Methodist Church, Albertbridge Road (HB26 08 004); 189 Albertbridge Road (HB26 06 007) and Portview Trading Estate (HB26 07 013). Therefore, PPS6 is a material consideration.

9.7 HED Historic Monuments assessed the application and on the basis of the information provided is content that the proposal complies with the SPPS and PPS 6 archaeological policy requirements. HED Historic Buildings also offer no objection to the proposal.

9.8 Flood Risk

A Flood Risk and Drainage Assessment was submitted for consideration, and consultation undertaken with Rivers Agency. They responded on 26th October 2021 with no objection to the proposal, and it is therefore considered that the proposal complies with PPS15 as acceptable drainage and flood risk protection measures are proposed.

9.9 Their consultation did however point out that there had been no confirmation received from Planning Service that the proposal constituted as an exception to the presumption against development in flood defended areas. Under the Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 15 (PPS 15) the proposal can be considered an exception since no new buildings are proposed and there is no significant intensification of use. It has been confirmed also that the environmental improvements will not alter the existing drainage network, ground levels and runoff rate at this location.

9.10 Landscaping

In terms of landscaping all existing trees are to be retained with 3 x new street trees (*Pyrus chalcocarpa*) planted as part of the public realm improvement works. The trees will be planted at semi-mature size and over 4m in height at the time of planting. Existing trees will receive new surface root protection in resin to help integrate with the public realm works. The proposed trees will be protected with tree guards to help trees establish and avoid any damage as they develop. BCC Landscape and Development responded to consultation with no objection, as did the BCC Tree Officer. The later consultation response suggested conditions to

be included should approval be granted, which mostly relate to tree protection measures. These are detailed later in the report.

9.11 BCC City and Regeneration team welcome the proposal but considered there are opportunities to enhance the scheme further. These include incorporation of additional soft landscaping; further consideration of materials proposed, in terms of both streetscape and works to frontages; consideration of enabling active frontage outside trading hours through use of transparent shutters that enable light spill (Luminous City: A Lighting Strategy for Belfast refers); and exploration of opportunities to support and enable active travel. With regards to proposed landscaping BCC Landscape and the BCC Tree Officer consider the proposed landscaping acceptable. The specification of materials and shutter details will be conditioned. The other changes are considered to be outside the scope of this application.

9.12 Other environmental matters

A Preliminary Risk Assessment was submitted relating to the risk of contaminated land on the site. EH is satisfied with the findings of this report, as were DAERA's Regulation Unit subject to conditions should approval be granted.

9.13 Pre-Community Consultation

For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application. Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted.

9.14 LA04/2021/1115/PAN was submitted to the Council and was deemed to be acceptable on 12th May 2021. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application. The report indicates that there was support for the proposal and responses from local businesses informed the final design.

9.15 Recommendation

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended subject to conditions with delegated authority for the Director of Planning and Building Control to finalise the wording of conditions subject to no new issues raised by third parties.

9.16 **Summary of Recommendation:** Approval with conditions

Neighbour Notification Checked: Yes

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 the commencement of works a detailed specification for the paving and kerbing materials to be used shall be submitted to and agreed in writing with the Council. The work shall be carried out fully in accordance with the details approved.

Reason: To ensure acceptable pedestrian facilities in the interests of pedestrian safety.

3. No external window or door shutters shall be installed unless in accordance with details that shall have first been submitted to and approved in writing by the Council. The details shall include their design, materials, finish and colour.

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

4. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

5. After completing all remediation works under Condition 3 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. 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.

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

6. All landscaping works shall be carried out in accordance with the approved details on drawing no xxxx, dated xxxx. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

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

7. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

8. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. Please notify council when the fencing is erected for a site visit to confirm the fencing is installed in the correct locations.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

9. If roots are accidentally damaged the tree council must be notified and given the opportunity to inspect the damage before it is covered over. The roots must be wrapped in wet hessian wrap until the arrival of an arborist or council tree officers.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees.

10. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root Protection Area (RPA) of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA of existing trees to be retained.

ANNEX	
Date Valid	12th August 2021
Date First Advertised	3rd September 2021
Date Last Advertised	
Details of Neighbour Notification (all addresses) 1 Chamberlain Street,Belfast,Down,BT5 4JA 1 Connswater Link,Belfast,Down,BT5 4PY 1 Vicarage Street,Belfast,Down,BT5 4HX 1 Welland Street,Belfast,Down,BT4 1HU 1,331 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PY 1,Unit 7a Connswater Retail Park,Connswater Link,Belfast,Down,BT5 4AF 10 Connswater Link,Belfast,Down,BT5 4AF 10,Unit 7a Connswater Retail Park,Connswater Link,Belfast,Down,BT5 4AF 11,Unit 7a Connswater Retail Park,Connswater Link,Belfast,Down,BT5 4AF 1a ,Ribble Street,Belfast,Down,BT4 1HW 2 Chamberlain Street,Belfast,Down,BT5 4JE 210-218 ,Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU 223 – 402 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PU 58 Hornby Street,Belfast,Down,BT5 4JJ 60 Hornby Street,Belfast,Down,BT5 4JJ 7,Unit 7a Connswater Retail Park,Connswater Link,Belfast,Down,BT5 4AF 77 Hornby Street,Belfast,Down,BT5 4JH Apartment 1,223 Albertbridge Road,Belfast,Down,BT5 4PU Apartment 1,251a ,Albertbridge Road,Belfast,Down,BT5 4PX Apartment 1,300 Albertbridge Road,Belfast,Down,BT5 4GX Apartment 2,223 Albertbridge Road,Belfast,Down,BT5 4PU Apartment 2,251a ,Albertbridge Road,Belfast,Down,BT5 4PX Apartment 3,300 Albertbridge Road,Belfast,Down,BT5 4GX Apartment 4,300 Albertbridge Road,Belfast,Down,BT5 4GX Apartment 5,300 Albertbridge Road,Belfast,Down,BT5 4GX Apartment 6,300 Albertbridge Road,Belfast,Down,BT5 4GX Bp Filling Station,310 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GX Flat 1,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU Flat 1,229 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PX Flat 1,233 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PX Flat 1,298 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GX Flat 1,306 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GX Flat 2,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU Flat 2,229 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PX Flat 2,233 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PX Flat 2,298 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GX Flat 2,306 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GX Flat 3,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU Flat 3,233 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PX Flat 4,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU	

The Owner/Occupier,
Flat 5,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU
The Owner/Occupier,
Flat 6,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU
The Owner/Occupier,
Flat 7,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU
The Owner/Occupier,
Flat 8,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU
The Owner/Occupier,
Flat A,245 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PX
The Owner/Occupier,
Flat B,245 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4PX
Units 1 - 3,Connswater Retail Park,2 Connswater Link,Belfast,Down,BT5 5DL
Unit 6,1 Connswater Link,Belfast,Down,BT5 4AF

Date of Last Neighbour Notification

6th October 2021

Planning History

Ref ID: Z/2015/0282/F

Proposal: Demolition of existing dilapidated retail unit. construction of a new ground floor retail area with nine apartments over (amended scheme)

Address: 372 Newtownards Road, Belfast, BT4 1HG,

Decision: PG

Decision Date: 09.08.2016

Ref ID: Z/2014/0108/A

Proposal: Advertisements

Address: 321-329 Albertbridge Road, BT5 4PY,

Decision: CG

Decision Date: 21.09.2015

Ref ID: Z/2014/0121/F

Proposal: Retention of car wash and car valet business

Address: 321-329 Albertbridge Road Belfast BT5 4PY,

Decision: PG

Decision Date: 21.09.2015

Ref ID: LA04/2021/1564/F

Proposal: Environmental improvement scheme to include natural stone paving, new kerbs, soft landscape features. Improvements to existing shopfronts include repair of rainwater goods, new shutters, signage and repainting.

Address: Albertbridge Road from Cluan Place/Stormount Lane to Glenallen Street/Lord Street, Belfast.,

Decision:

Decision Date:

Ref ID: LA04/2021/1546/LBC

Proposal: Existing signage to be carefully removed; new signage to be installed with strip lighting; existing roller shutters and guides to retail units to be carefully removed;

New roller shutters to be installed; existing render to be cleaned and repaired as necessary and repainted to approved colour; shop front windows and doors to be cleaned down and repainted

Address: 176-182 Albertbridge Road, Belfast, BT5 4GS and 179-187 Albertbridge Road, Belfast, BT5 4PW,

Decision:

Decision Date:

Ref ID: LA04/2019/0211/F

Proposal: Single storey kitchen extension.

Address: 247 Albertbridge Road, Belfast, BT5 4PX.,

Decision: PG

Decision Date: 15.04.2019

Ref ID: LA04/2020/0555/A

Proposal: Installation of 4 no freestanding signs and 1 no 15" digital screen to booth

Address: McDonalds Restaurant, 2 Connswater Link, Belfast, BT5 4AF,

Decision: CG

Decision Date: 21.09.2020

Ref ID: Z/1989/0084

Proposal: Alterations and entrance extension to front of premises

Address: BEL-1, 208 LISBURN ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: LA04/2021/1115/PAN

Proposal: Public Realm Environmental Improvement Scheme for part of the Albertbridge Road & Newtownards Road Junction to provide natural stone paving, soft landscape features and shopfront improvements.

Address: Albertbridge Road from Lord Street / Glenallen Street to its junction with the Newtownards Road, including the area on Newtownards Road from Ribble Street to Connswater Street.,

Decision: PANACC

Decision Date:

Ref ID: Z/1988/0207

Proposal: Residential Development (10 apartments)

Address: LAND ADJACENT TO 126 MALONE ROAD, BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1978/0213

Proposal: EXTENSION TO HEIGHT OF BOUNDARY WALL

Address: 154 MALONE ROAD

Decision:

Decision Date:

Ref ID: Z/2012/0901/A

Proposal: Multi -element signage to shop fronts, facias, & upper floor windows (Non-illuminating)

Address: 153 165 167 171 199 201 304 306 310 319/321 323/325 363/365 378
Newtownards Road Belfast BT4,
Decision: CG
Decision Date: 28.09.2012

Ref ID: Z/1989/0655
Proposal: Extension to Connswater Shopping Centre to include
retailing, business park, housing and car parking
Address: CONNSWATER INDUSTRIAL ESTATE EAST BREAD STREET, BELFAST
BT5
Decision:
Decision Date:

Ref ID: LA04/2017/0754/A
Proposal: Shop sign, projecting sign, direction sign, totem pole sign
Address: Unit 5, Connswater Shopping Centre, Belfast,
Decision: CG
Decision Date: 31.05.2017

Ref ID: LA04/2018/1031/A
Proposal: To incorporate one X standard single sided six sheet advertising display unit
at rear and one X double sided standard six sheet display unit at leaving end within
Belfast Rapid Transit shelter.
Address: Albertbridge Road adjacent entrance to Connswater Retail Park. ,Note: This
location also identified as BRT Halt - Connswater City Bound.,
Decision: CG
Decision Date: 08.08.2018

Ref ID: LA04/2018/0063/NMC
Proposal: Non material change to LA04/2017/1990/F
Address: McDonalds Restaurant, Connswater Link, Belfast, BT5 4AF,
Decision: CG
Decision Date:

Ref ID: LA04/2017/1808/A
Proposal: The installation of 9No. new fascia signs.
Address: McDonalds Restaurant, 2 Connswater Link, Belfast, BT5 4AF,
Decision: CG
Decision Date: 18.10.2017

Ref ID: LA04/2017/1990/F
Proposal: Refurbishment of the restaurant to include single storey rear extension and 2
No. single storey side extensions. Elevation changes with new Trespa cladding.
Address: McDonalds Restaurant, 2 Connswater Link, Belfast, BT5 4AF,
Decision: PG
Decision Date: 06.11.2017

Ref ID: LA04/2018/1020/A
Proposal: To incorporate one X standard double sided six sheet advertising display unit
at leaving end within Belfast Rapid Transit Shelter

Address: Albertbridge Road opposite entrance to Connswater Retail Park., Note: This location also identified as BRT Halt - Connswater Country Bound,
Decision: CG
Decision Date: 08.08.2018

Ref ID: LA04/2018/1022/A
Proposal: To incorporate one X standard single sided six sheet advertising display unit at rear within Belfast Rapid Transit shelter
Address: Albertbridge Road outside No.263-265., Note: This location also identified as BRT Halt - Avoniel City Bound,
Decision: CR
Decision Date: 16.08.2018

Ref ID: LA04/2018/1040/A
Proposal: To incorporate one X standard single sided six sheet advertising display unit at rear within Belfast Rapid Transit Shelter
Address: Albertbridge Road opposite Templemore Street., Note: This location also identified as BRT Halt - Avoniel Country Bound.,
Decision: CG
Decision Date: 08.08.2018

Ref ID: Z/1985/0714
Proposal: ERECTION OF NEW SHOP FRONT
Address: 390 NEWTOWNARDS ROAD
Decision:
Decision Date:

Ref ID: Z/2009/1325/F
Proposal: Creation of a community park including planting, fencing and the installation of an art piece
Address: 380-390 Newtownards Road, Belfast, BT04 1HH.
Decision:
Decision Date: 08.12.2009

Ref ID: Z/1977/1079
Proposal: WALL PANEL
Address: 390 NEWTOWNARDS ROAD
Decision:
Decision Date:

Ref ID: Z/2008/1830/F
Proposal: Demolition of existing commercial buildings and construction of mixed use development comprising of ground floor retail space and 14 apartments. (Amended Scheme)
Address: 374 - 378 Newtownards Road, Belfast, BT4 1HH
Decision: AGREE
Decision Date: 14.04.2014

Ref ID: Z/2005/2375/F
Proposal: Erection of four storey building including ground floor retail unit and 8 No. apartments above.

Address: 374-378 Newtownards Road/1-7 Welland Street, Belfast

Decision:

Decision Date: 24.04.2007

Ref ID: Z/2008/0552

Proposal:

Address: 374-378 Newtownards Road

Decision:

Decision Date:

Ref ID: Z/1990/0430

Proposal: Renovations & improvements to existing bakery

Address: 374 NEWTOWNARDS ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1991/0315

Proposal: External improvements to premises

Address: 374 NEWTOWNARDS ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1996/0901

Proposal: 1 no. ultralite 6 sheet display panel

Address: 374 NEWTOWNARDS ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1994/0031

Proposal: 1 wall mounted 20ft by 10ft advertising panel

Address: 374 NEWTOWNARDS ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1978/1363

Proposal: CONVERSION OF GROUND FLOOR FROM PUBLIC HOUSE TO RETAIL SHOP SELLING

Address: 372 NEWTOWNARDS ROAD AND 2A WELLAND STREET

Decision:

Decision Date:

Ref ID: Z/1985/2033

Proposal: IMPROVEMENTS TO EXTERNAL ELEVATIONS

Address: 372 NEWTOWNARDS ROAD, BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1987/1554

Proposal: One wall mounted 48 sheet advertising panel

Address: GABLE WALL OF 372 NEWTOWNARDS ROAD BELFAST

Decision:

Decision Date:

Ref ID: Z/2005/0002/F

Proposal: Change of use from vacant shop to hot food bar

Address: 366 Newtownards Road, Ballymacarret, Belfast, Northern Ireland, BT04 1HG

Decision:

Decision Date: 09.05.2005

Ref ID: Z/1986/1686

Proposal: EXTENSION AND IMPROVEMENTS TO PREMISES

Address: 366 NEWTOWNARDS ROAD, BT4

Decision:

Decision Date:

Ref ID: Z/2002/2902/F

Proposal: Change of use of ground floor shop unit to restaurant and hot food bar and change of use of first & second floor to office accommodation.

Address: 364 & 364A Newtownards Road Belfast BT4 1HG

Decision:

Decision Date: 22.07.2003

Ref ID: Z/2009/1562/F

Proposal: Alteration and refurbishment of 1st and 2nd floor apartment to include balustrade and facade changes

Address: 364b Newtownards Road, Ballymacarret, Belfast, Northern Ireland, BT04 1HG

Decision:

Decision Date: 30.12.2009

Ref ID: Z/2008/2487/F

Proposal: Change of use from ground floor vacant retail unit to taxi office

Address: 364 Newtownards Road, Ballymacarret, Belfast, BT04 1HG

Decision:

Decision Date: 13.05.2009

Ref ID: Z/2007/2741/F

Proposal: Construction of 2No. 4 storey residential apartment blocks (14 units).
(Amended proposal)

Address: 331 & 341-345 Albertbridge Road, Ballymacarret, Belfast, BT05 4PY

Decision:

Decision Date: 17.11.2008

Ref ID: Z/1984/2047

Proposal: CONVERSION TO 4 FLATS

Address: 304 AND 306 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/2006/1408/F

Proposal: Demolition of existing buildings and the construction of 2 No. ground floor retail units with 12 No. apartments on three floors above and car parking.

Address: 333-339 Albertbridge Road, Ballymacarret, Belfast, BT05 4PY

Decision:
Decision Date: 12.06.2007

Ref ID: Z/2009/1657/F
Proposal: Demolition of existing buildings and erection of 4 storey apartment block comprising 24 apartments (13no. 1 bed and 11no. 2 bed). (Amended Scheme)
Address: Site at 333-339 Albertbridge Road, Belfast BT5 4PY
Decision:
Decision Date: 04.11.2011

Ref ID: Z/1997/6054
Proposal: Change of use to commercial premises. 300-302 Albertbridge Road, Belfast.
Address: 300-302 Albertbridge Road, Belfast.
Decision:
Decision Date:

Ref ID: Z/2008/0027/F
Proposal: Demolition of existing buildings and construction of residential development of 6no 2 bedroom apartments
Address: 304-306 Albertbridge Road, Ballymacarret, Belfast, BT05 4GX
Decision:
Decision Date: 18.08.2008

Ref ID: Z/1994/0541H
Proposal: 3 no. 48 sheet advertising hoardings
Address: 347-353 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1994/0530H
Proposal: 2 no. Free standing 48 sheet 6m x3m advertising display panels
Address: 308 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1987/0418
Proposal: 1 no wall mounted advertising panel
Address: CORNER OF SKIPTON STREET AND ALBERTBRIDGE ROAD BELFAST
Decision:
Decision Date:

Ref ID: Z/2004/0634/A
Proposal: Wall mounted and free-standing signage
Address: Unit 5, Connswater Retail Park, Belfast
Decision:
Decision Date: 10.09.2004

Ref ID: Z/2002/1232/A
Proposal: Shop sign

Address: Unit 5, Connswater Retail Park, Connswater Shopping Centre, Albertbridge Road, Belfast, BT5.

Decision:

Decision Date: 29.08.2002

Ref ID: Z/1993/0488

Proposal: Environmental improvements

Address: AREA TO FRONT OF 1/2 CHAMBERLAIN STREET, 60 HORNBY STREET AND 258/288 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1988/1010

Proposal: Erection of 10 new dwellings

Address: 289-319 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1991/0666

Proposal: Consent to display 2 No 48 sheet advertising hoardings (free standing)

Address: 289 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1981/1223

Proposal: ERECTION OF ADVERTISING PANEL

Address: ADJACENT TO 291 ALBERTBRIDGE ROAD, BT5

Decision:

Decision Date:

Ref ID: Z/1979/0444

Proposal: ERECTION OF TEMPORARY MOBILE CLASSROOM

Address: AVONIEL PRIMARY SCHOOL, AVONIEL ROAD

Decision:

Decision Date:

Ref ID: Z/1982/0669

Proposal: ONE ADVERTISING WALL PANEL

Address: 272 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/1986/1783

Proposal: ERECTION OF ADVERTISING PANELS

Address: 272-280 ALBERTBRIDGE ROAD, BT5

Decision:

Decision Date:

Ref ID: Z/1986/1869

Proposal: CONSTRUCTION OF COMMERCIAL YARD WITH OFFICE AND GARAGE/WORKSHOP
Address: 321/327 ALBERTBRIDGE ROAD AND 36-44 SKIPTON STREET BT5
Decision:
Decision Date:

Ref ID: Z/1986/0187
Proposal: CONSTRUCTION OF COMMERCIAL YARD WITH OFFICE AND GARAGE/WORKSHOP
Address: 321-327 ALBERTBRIDGE ROAD AND 36-44 SKIPTON STREET
Decision:
Decision Date:

Ref ID: Z/1986/0186
Proposal: ERECTION OF SIGN
Address: 321-327 ALBERTBRIDGE ROAD AND 36-44 SKIPTON STREET
Decision:
Decision Date:

Ref ID: Z/2005/2392/F
Proposal: Erection of 10 No. apartments.
Address: 321-329, Albertbridge Road, Ballymacarret, Belfast, BT05 4PY
Decision:
Decision Date: 09.03.2007

Ref ID: Z/2001/1533/F
Proposal: Erection of bus shelter on public footpath.
Address: Albertbridge Road, o/s 321 - 327, Belfast, BT5 4 PY.
Decision:
Decision Date: 09.01.2002

Ref ID: Z/1993/0070
Proposal: Advertising hoarding (1 wall mounted panel)
Address: 294 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1995/0035
Proposal: Change of use of 1st floor from offices to showroom
Address: 294 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1991/0631
Proposal: Change of use of ground floor from workshop and offices to shop and offices with extension to front elevation
Address: 296 ALBERTBRIDGE ROAD BELFAST BT4
Decision:
Decision Date:

Ref ID: Z/1988/0824

Proposal: Installation of illuminated projecting sign
Address: 329-332 ALBERTBRIDGE ROAD, BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/2001/0358/F
Proposal: Refurbishment of existing dwelling to 2 No flats and ground floor extension
Address: 298 Albertbridge Road, Ballymacarret, Belfast, Northern Ireland, BT05 4GX
Decision:
Decision Date: 06.06.2001

Ref ID: Z/2001/0191
Proposal: Proposed demolition of existing mid terrace houses and replace with 6 No apartments
Address: 300 & 302 Albertbridge Road, Belfast, BT5 4GX
Decision:
Decision Date: 15.03.2001

Ref ID: Z/2003/0513/F
Proposal: Demolition of existing building and erection of 9 No. apartments.
Address: 300-302 Albertbridge Road, Belfast.
Decision:
Decision Date:

Ref ID: Z/1998/0011
Proposal: Change of use from vacant dwellings to office and showroom accommodation, including two storey extension to rear and provision of 8 additional car parking spaces in adjacent Enterprise Park
Address: 300-302 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/2001/0057/F
Proposal: Proposed demolition of existing mid terrace houses and replace with 6 No apartments
Address: 300 & 302 Albertbridge Road, Belfast, BT5 4GX
Decision:
Decision Date: 02.08.2001

Ref ID: Z/1978/1423
Proposal: ALTERATION TO BAY WINDOW
Address: 247 ALBERTBRIDGE ROAD
Decision:
Decision Date:

Ref ID: Z/1995/0679
Proposal: Extension to dwelling
Address: 249 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1985/1743

Proposal: RENOVATION OF SHOPS, STORES AND OFFICES

Address: 341-345 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/2003/1440/F

Proposal: Construction of rear boundary wall to replace existing palisade fence (no floor space created)

Address: 345 Albertbridge Road, Belfast, BT5 4PY

Decision:

Decision Date: 16.10.2003

Ref ID: Z/2000/2734/F

Proposal: Environmental improvement works to include new pavement surfaces, lighting, street furniture, tree planting and focal point.

Address: 364-454 Newtownards Road (Even Nos Only), 365- 449 Newtownards Road (odd Nos Only), 2 Holywood Road and open space at junction of Holywood and Newtownards Road.

Decision:

Decision Date: 20.07.2001

Ref ID: Z/1991/0683

Proposal: Erection of sign

Address: 341/345 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1998/1004

Proposal: Erection of illuminated shop signage

Address: 341-353 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1998/1003

Proposal: Extension and alteration to existing plant hire premises, including development of existing derelict corner site

Address: 341-353 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/2006/2192/O

Proposal: Erection of 3 storey building to include ground floor car parking and 1 retail unit and 9 apartments.

Address: 341-345 Albertbridge Road, Belfast, BT5 4PY

Decision:

Decision Date: 08.01.2008

Ref ID: Z/2008/1888/A

Proposal: Fascia signs on front and side elevation of building
Address: 347 Albertbridge Road, Belfast, BT5 4PY
Decision:
Decision Date: 01.12.2008

Ref ID: Z/2002/0385/F
Proposal: Construction of office & warehouse (commercial) accommodation to carry on and maintain the adjoining hire and sale of light builder's tools/equipment enterprise.
Address: No. 347 Albertbridge Road, Belfast. BT5 4PY,
Decision:
Decision Date: 29.11.2002

Ref ID: Z/1991/0528
Proposal: Erection of 2 X 48 sheet advertising panels
Address: 341/345 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1990/0347
Proposal: Two 48 sheet display panels wall mounted
Address: 341 ALBERTBRIDGE ROAD BELFAST
Decision:
Decision Date:

Ref ID: Z/1998/1015
Proposal: Relocation of existing 10 metre high illuminated totem sign and erection of 10 no. 6 metre high flag poles
Address: CONNSWATER CENTRE ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1985/1248
Proposal: CHANGE OF USE TO OFFICES WITH EXTENSIONS
Address: 297 NEWTOWNARDS ROAD
Decision:
Decision Date:

Ref ID: Z/1992/0378
Proposal: Change of use to petrol sales
Address: 310 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1993/0585
Proposal: Construction of petrol filling station and ancillary shop
Address: 310 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1986/0171

Proposal: ALTERATION AND EXTENSION TO PETROL STATION TO CREATE USED CAR SALES SITE

Address: 310 ALBERTBRIDGE ROAD, BT5

Decision:

Decision Date:

Ref ID: Z/2010/0327/F

Proposal: Relocation of bus shelter.

Address: Albertbridge Road outside Gospel Hall, Belfast. BT5 4GX

Decision:

Decision Date: 26.04.2010

Ref ID: Z/2004/0481/F

Proposal: Change of use of ground floor from hire shop to sandwich / coffee bar and hairdressing salon.

Address: 341-345 Albertbridge Road Belfast BT5 4PY

Decision:

Decision Date: 28.05.2004

Ref ID: Z/2008/2538/F

Proposal: Change of use from retail to restaurant and single storey extension to rear.

Address: 341-345 Albertbridge Road, Belfast, BT5 4PY

Decision:

Decision Date: 12.03.2009

Ref ID: Z/1996/0102S

Proposal: Erection of two storey bank

Address: LAND BOUNDED BY CONNSWATER RIVER, NEW LINK ROAD, ALBERTBRIDGE ROAD AND NEWTOWNARDS ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1997/0304

Proposal: Erection of three retail warehouses

Address: ARCHES RETAIL PARK ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1996/0102

Proposal: Erection of retail warehousing, leisure building, bank, shop, fast food restaurant and office with associated car parking (Outline Permission)

Address: EAST BREAD STREET/ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/2002/0966/F

Proposal: Extension to existing fitness club.

Address: Unit 11 Connswater Retail Park, Albertbridge Road, Belfast

Decision:

Decision Date: 13.08.2002

Ref ID: Z/1996/0102R

Proposal: Bingo complex with associated car park

Address: DEVELOPMENT BOUNDED BY CONNSWATER RIVER, NEW LINK ROAD, ALBERTBRIDGE ROAD AND SKIPTON STREET BELFAST

Decision:

Decision Date:

Ref ID: Z/2005/1752/F

Proposal: Demolition of 3 no. existing retail units, construction of 2 no. new retail units and re-cladding of 6 no. existing retail units and amendment to previously approved extension to unit 11 (ref. Z/2002/0966/F)

Address: Connswater Retail Park, Albertbridge Road, Belfast

Decision:

Decision Date: 03.07.2006

Ref ID: Z/1997/0563

Proposal: Amendment of previously approved bingo complex

Address: ARCHES RETAIL PARK, ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1999/3481/F

Proposal: Petrol Filling Station for Tesco

Address: Connswater Shopping Centre, Bloomfield Avenue, Belfast, BT5.

Decision:

Decision Date: 04.09.2000

Ref ID: Z/1998/0506

Proposal: Erection of 30 semi-detached dwellings, 6 detached dwellings and 6 apartments

Address: RIBBLE STREET, 31-73 WITHAM STREET/9 & 11 WITHAM STREET AND 2-6 WITHAM STREET BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1978/0826

Proposal: REPAIR AND EXTENSION (REHABILITATION) OF 7 DWELLINGS

Address: 1, 13, 15, 19, 21, 23, 53 RIBBLE STREET

Decision:

Decision Date:

Ref ID: Z/1990/0579

Proposal: Construction of external fire escape

Address: 269 ALBERTBRIDGE ROAD BELFAST BT5 4PY

Decision:

Decision Date:

Ref ID: Z/1977/0026

Proposal: EXTENSION OVER OPEN YARD FOR USE AS SALES AREA

Address: 275 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/2007/2416/A

Proposal: Erection of 48 sheet prismatic advertising board

Address: 242 Albertbridge Road, Ballymacarret, Belfast, Northern Ireland, BT05 4GW

Decision:

Decision Date: 13.12.2007

Ref ID: Z/1991/0484

Proposal: Erection of 1 No 48 sheet advertising panel

Address: 242 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1982/0501

Proposal: ERECTION OF ONE ADVERTISING PANEL

Address: 242 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/1978/1721

Proposal: 1/48 SHEET PANEL

Address: 244 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/1986/1104

Proposal: ALTERATIONS AND IMPROVEMENTS TO FACADES

Address: 281-283 ALBERTBRIDGE ROAD, BELFAST 5

Decision:

Decision Date:

Ref ID: Z/1979/0944

Proposal: SHEET WALL PANEL

Address: 250 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/1979/0881

Proposal: ERECTION OF 1-48 SHEET WALL PANEL

Address: 254 ALBERTBRIDGE ROAD, BELFAST

Decision:

Decision Date:

Ref ID: Z/1984/1712

Proposal: 2 FREE-STANDING ADVERTISING PANELS

Address: ADJACENT TO 289 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/1976/1015
Proposal: ERECTION OF ILLUMINATED SIGN
Address: 264 ALBERTBRIDGE ROAD
Decision:
Decision Date:

Ref ID: Z/2001/1475/F
Proposal: Erection of bus shelter on public footpath.
Address: Albertbridge Road o/s 270, 4m S-W of Hornby Street, Belfast.
Decision:
Decision Date: 18.09.2001

Ref ID: Z/1986/0185
Proposal: ERECTION OF 40 DWELLINGS
Address: CHAMBERLAIN STREET, BRIGHT STREET, HORNBY STREET AND ALBERTBRIDGE ROAD, BELF
Decision:
Decision Date:

Ref ID: Z/1981/0514
Proposal: SIGN
Address: 288 BEERSBRIDGE ROAD, BELFAST 5
Decision:
Decision Date:

Ref ID: Z/1986/2059
Proposal: Erection of two advertising display panels
Address: 341-345 ALBERTBRIDGE ROAD, BELFAST BT5 4PY
Decision:
Decision Date:

Ref ID: Z/1982/0017
Proposal: DEMOLITION AND RE-CONSTRUCTION OF PREMISES USED FOR SERVICING AND MANUFA
Address: 341-345 ALBERTBRIDGE ROAD, BT5
Decision:
Decision Date:

Ref ID: Z/2004/0403/F
Proposal: Replacement medical centre incorporating doctor's surgery and pharmacy unit.
Address: 225 Albertbridge Road, Ballymacarret, Belfast, Northern Ireland, BT05 4PU
Decision:
Decision Date: 16.06.2004

Ref ID: Z/1981/0529
Proposal: ERECTION OF 48 DWELLINGS
Address: RDA28 PHASE 4 ALBERTBRIDGE ROAD, BELFAST 5
Decision:
Decision Date:

Ref ID: Z/1980/0595

Proposal: ERECTION OF 14 DWELLINGS AND 8 FLATS - NIHE

Address: RDA 28 PHASE 2 ALBERTBRIDGE ROAD, BT5

Decision:

Decision Date:

Ref ID: Z/2004/0979/F

Proposal: Erection of bus shelter on public footpath.

Address: Albert Bridge Road, Adjacent to 224, Approx 16m west of Roundhill Street, Belfast

Decision:

Decision Date: 19.07.2004

Ref ID: Z/1994/0144

Proposal: Retention of 1 wall mounted 48 sheet advertising panel (20'x 10')

Address: GABLE OF 226 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/2002/0066/F

Proposal: Retail unit with ancillary accommodation on ground floor with 8 No. apartments to 1st and 2nd floor

Address: 228, 230, 232 Albertbridge Road, Belfast, BT5 4GW

Decision:

Decision Date: 28.06.2002

Ref ID: Z/2002/2676/F

Proposal: Two retail units with ancillary accommodation, car parking and eight no. duplex apartments on first and second floor.

Address: 228, 230, 232 Albertbridge Road, Belfast, BT5 44W.

Decision:

Decision Date: 18.11.2003

Ref ID: Z/2005/2411/F

Proposal: Erection of 2 no. retail units with ancillary accommodation, car parking and seven duplex apartments on the first and second floors

Address: 228 - 232 Albertbridge Road, Belfast, BT5 4GW

Decision:

Decision Date: 06.12.2007

Ref ID: Z/2010/1537/F

Proposal: Infill development of 3 apartments in one block with 3 storey return (1 1bedroom and 2 2bedroom)

Address: 233 Albertbridge Road, Belfast, BT5 4PU,

Decision:

Decision Date: 14.12.2011

Ref ID: Z/1991/0165

Proposal: Replacement roof and first floor windows

Address: 230 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1980/0549

Proposal: ERECTION OF WALL PANEL

Address: 232 ALBERTBRIDGE ROAD

Decision:

Decision Date:

Ref ID: Z/1988/0427

Proposal: Advertising hoarding

Address: 232 ALBERTBRIDGE ROAD, BT5

Decision:

Decision Date:

Ref ID: Z/2005/0874/F

Proposal: Demolition of existing buildings and erection of three storey building containing a retail unit to ground floor and offices above.

Address: 331 Albertbridge Road, Ballymacarret, Belfast, Northern Ireland, BT05 4PY

Decision:

Decision Date: 21.12.2006

Ref ID: LA04/2016/1279/F

Proposal: Proposed alterations to existing unit and reconfiguration of existing car park to provide drive-through facility and all associated works

Address: Unit 5, Connswater Retail Park, Belfast, BT5 5DL,

Decision: PG

Decision Date: 27.10.2016

Ref ID: Z/2010/1215/A

Proposal: Display of wall mounted menu board

Address: McDonald's Restaurant Ltd, 2 Connswater Link, Belfast, BT5 4AF,

Decision:

Decision Date: 14.12.2010

Ref ID: Z/2010/0599/A

Proposal: Relocation of freestanding sign on pole and the replacement of 2no fascias, 1no Customer Order Display (COD) and 1 new fascia sign.

Address: McDonald's Restaurant LTD, 2 Connswater Link, Belfast, BT5 4AF

Decision:

Decision Date: 09.09.2010

Ref ID: Z/2010/0623/F

Proposal: Single storey extension with alterations to existing elevations, new patio area and alterations to existing car parking and pedestrian areas.

Address: McDonald's Restaurant Ltd, 2 Connswater Link, BT5 4AF

Decision:

Decision Date: 01.09.2010

Ref ID: Z/2010/1636/A

Proposal: Fascia Sign
Address: McDonalds Restaurant Ltd, 2 Connswater Link, Belfast, BT5 4AF,
Decision:
Decision Date: 09.02.2011

Ref ID: Z/2010/1229/F
Proposal: Alterations to existing building and construction of new fencing
Address: McDonalds Restaurant LTD, 2 Connswater Link, Belfast, BT5 4AF,
Decision:
Decision Date: 21.12.2010

Ref ID: Z/1996/0666
Proposal: Erection of sit in and drive thru restaurant
Address: THE ARCHES RETAIL PARK CONNSWATER NEWTOWNARDS ROAD
BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1996/0665
Proposal: Signage
Address: THE ARCHES RETAIL PARK CONNSWATER NEWTOWNARDS ROAD
BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/2000/1174/F
Proposal: Provision of pedestrian ramp access from footpath at junction of Newtownards Road/Albertbridge Road to car park.
Address: Car park and planted area adjacent to Ulster Bank, Connswater Branch off Albertbridge Road, Belfast. Arches Retail Park, Connswater Link, Belfast
Decision:
Decision Date: 15.08.2000

Ref ID: Z/2010/1123/A
Proposal: Free standing sign.
Address: Connswater Shopping Centre, Bloomfield Avenue, Belfast, BT5 5LP,
Decision:
Decision Date: 01.02.2011

Ref ID: Z/2008/2218/A
Proposal: One free Standing 48 sheet prismatic display unit
Address: Car Park at junction Albertbridge Road & Connswater Belfast
Decision:
Decision Date: 22.01.2009

Ref ID: Z/1987/2397
Proposal: Erection of free standing bus shelter
Address: OPPOSITE HIND STREET ON ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1980/1679
Proposal: SIGN
Address: ROPEWORKS WALL, ALLBERTBRIDGE ROAD
Decision:
Decision Date:

Ref ID: Z/1993/0279
Proposal: Extension to local enterprise park
Address: HIND STREET - ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1991/0790
Proposal: 5/48 sheet advertising panels freestanding.
Address: 340/354 ALBERTBRIDGE ROAD, BT5.
Decision:
Decision Date:

Ref ID: Z/1981/0557
Proposal: NEW SHOPFRONT
Address: 350 BEERSBRIDGE ROAD
Decision:
Decision Date:

Ref ID: Z/1978/1220
Proposal: 8' HIGH BOUNDARY WALL
Address: REAR OF 340-350 ALBERTBRIDGE ROAD
Decision:
Decision Date:

Ref ID: Z/1986/0166
Proposal: ERECTION OF ADVERTISING PANELS
Address: 340 AND 354 ALBERTBRIDGE ROAD
Decision:
Decision Date:

Ref ID: Z/1985/0855
Proposal: ERECTION OF SIGN
Address: 369 NEWTOWNARDS ROAD
Decision:
Decision Date:

Ref ID: Z/2011/0095/F
Proposal: Provision of new shop front and internal alterations to licensed betting office.
Address: 369 Newtownards Road, Belfast, BT4 1AN,
Decision:
Decision Date: 10.05.2011

Ref ID: Z/2000/0417/F
Proposal: New shop front.
Address: 369 Newtownards Road, Ballymacarret, Belfast, Northern Ireland, BT04 1AJ

Decision:
Decision Date: 20.04.2000

Ref ID: Z/2013/1520/A
Proposal: 1 height restrictor on signage pole, 5 freestanding signs _ 1 directional sign
Address: McDonald's Restaurant, 2 Connswater Link, Belfast, BT5 4AF,
Decision: CG
Decision Date: 03.10.2014

Ref ID: Z/2014/0003/F
Proposal: Reconfiguration of the car park and drive-thru lane to provide a side-by-side order point, including associated works to the site. The installation of 2 x Customer Order Displays (COD)
Address: McDonald's Restaurant, 2 Connswater Link, Belfast BT5 4AF,
Decision: PG
Decision Date: 03.10.2014

Ref ID: Z/2012/0442/F
Proposal: Albertbridge Road/Templemore Avenue environmental improvement scheme, the proposals include renewing bitmac, asphalt footpaths with sandstone, some soft landscaping, installation of street furniture and new street lighting to Albertbridge Road.
Address: 143-356 Albertbridge Road and 1-211 Templemore Avenue, Belfast, BT5,
Decision: PG
Decision Date: 06.11.2012

Ref ID: Z/1990/0536
Proposal: Construction of wall-top railings to front boundary walls
Address: 253-263 ALBERTBRIDGE ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1982/0164
Proposal: 6 DWELLINGS
Address: ALBERTBRIDGE ROAD (NOS. 253-263)
Decision:
Decision Date:

Ref ID: Z/2004/1391/F
Proposal: Erection of single storey extension to rear of dwelling.
Address: 255 Albertbridge Road, Ballymacarret, Belfast, Northern Ireland, BT05 4PX
Decision:
Decision Date: 23.09.2004

Ref ID: Z/2001/1100/F
Proposal: Erection of bus shelter on public footpath.
Address: Albertbridge Road, 8m SW of Templemore Street, Belfast
Decision:
Decision Date: 23.01.2002

Ref ID: Z/1989/0179

Proposal: Conversion and alterations to form resource centre

Address: 269 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: LA04/2018/1762/F

Proposal: Change of use from commercial premises to apartments and roof space conversion & roof extension to provide space for 5 No. apartments in total with associated alterations to elevations (Amended Scheme and Description)

Address: 225A Albertbridge Road, Belfast,

Decision: PG

Decision Date: 14.11.2018

Ref ID: Z/2008/0795/F

Proposal: Variation of conditions 5 and 6 of planning approval Z/2007/0350/F -

Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway.

Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C

Decision:

Decision Date: 28.10.2008

Ref ID: Z/2007/0899/A

Proposal: Banners along route of Community Greenway.

Address: Lands extending from Victoria Park to Cregagh Glen.

Decision:

Decision Date: 13.09.2007

Ref ID: Z/2007/0350/F

Proposal: Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park.

Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C

Decision:

Decision Date: 26.07.2007

Ref ID: LA04/2016/2183/F

Proposal: Demolition of existing buildings with replacement by a 4 storey apartment block consisting of 24 apartments. Renewal of Z/2009/1657/F

Address: 333-339 Albertbridge Road, Belfast, BT5 4PY,

Decision: PG

Decision Date: 06.02.2019

Ref ID: Z/1985/0399

Proposal: CHANGE OF USE TO TURF ACCOUNTANTS OFFICE

Address: 369 NEWTOWNARDS ROAD

Decision:

Decision Date:

Ref ID: LA04/2021/1860/F

Proposal: Public realm environmental improvement to include new paving, kerbing, and soft landscaping. Improvements to shop frontages/signage

Address: Albertbridge Road from Lord Street to junction with Newtownards Road and Newtownards Road from Ribble Street to Connswater Street.,

Decision:

Decision Date:

Ref ID: LA04/2021/2249/A

Proposal: Advertising signage on side elevation of property

Address: 242 Albertbridge Road, Belfast,

Decision:

Decision Date:

Ref ID: Z/2015/0281/F

Proposal: Change of use from dwelling to bakery cafe with cooking area and servery on ground floor and office and staff facilities on first floor. Extension of ground floor to provide disabled toilet and construction of external fire escape to first floor

Address: 227 Albertbridge Road, Belfast, BT5 4PX,

Decision: PG

Decision Date: 18.01.2016

Ref ID: Z/1987/0084

Proposal: Rehabilitation and two storey extension to facilitate extension conversion to 2 no flats

Address: 245 ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: LA04/2015/0294/A

Proposal: Replacement shop signs and fascia improvements including illumination (65 Signs)

Address: Newtownards Road, Belfast,

Decision: CG

Decision Date: 20.08.2015

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 14 th December 2021	
Application ID: LA04/2020/1126/F	
Proposal: Demolition of existing buildings and construction of 13 no. dwelling houses and 10 no. apartments with car parking, landscaping, associated site works and access arrangements from Corrib Avenue (23 social housing units).	Location: 30, 32 and 34 Corrib Avenue, Belfast BT11 9JB
Referral Route: Approval recommended without agreement with Statutory Consultee - DFI Roads.	
Recommendation: Approve subject to conditions.	
Applicant Name and Address: Choice Housing Ireland Ltd 37-41 May Street Belfast BT1 4DN	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: This application seeks full planning permission for the demolition of 3no. existing blocks of flats (30 units) and the construction of 23 dwelling units -10 houses and 13 apartments with associated site works for the provision of social housing. The main issues to be considered in this case are: <ul style="list-style-type: none"> • Principle of development • Design, Impact on character and appearance of the area • Impact on amenity • Access, Movement and Parking • Flooding • Infrastructure Capacity The site is located at unzoned whiteland in the BUAP, draft BMAP 2004 and dBMAP 2015. The redevelopment of this brownfield site and the principle of social housing at this location is long established and considered acceptable. The proposed development will not adversely impact the character and appearance of the surrounding area. It is considered to be sympathetic in its built form, scale, massing and appearance with the surrounding area and neighbouring properties. It is considered that the	

proposal will not raise any unacceptable issues in relation to residential amenity including overshadowing, loss of light and overlooking.

The proposal is unlikely to have a significant impact on the local road network in terms of traffic, road safety and parking. Provision for parking has been incorporated at a ratio of just over 1 space per dwelling unit - 27 spaces for 23 dwelling units. This reduced standard is considered acceptable due to the site's sustainable location along with the provision of Green Travel Measures - a travel card for each unit for a period of 1 year. It is considered that DFI Roads request for 3 year travel cards for each unit would be justified in this case and the fact that there is now a reduction in the number of dwelling units on site from 30 units to 23 units. The developer has agreed to provide a travel card for each unit for a period of 1 year should approval be achieved and officers consider this to be reasonable.

DFI Roads has not yet responded to the alternative request made formally on 6th October 2021 to provide reduced Green Travel Measures for a period of 1 year and not 3 years as they have requested.

Rivers Agency, BCC Environmental Health and BCC Landscape Officer offer no objections to the proposal.

NIW have advised that there is a foul and storm sewer located within the site they will also consider a connection to the drainage system where the applicant can demonstrate like for like development. The site was occupied by 3 apartment blocks providing a total of 30 dwelling units which were connected to the local sewer. This proposal is for 23 dwelling units. It is considered that this is a significant reduction in the number of units served by the local foul sewer and therefore a 'like for like' scheme. The applicant is in contact with NIW directly to obtain details of the availability of existing water and sewerage infrastructure and determine how their proposal may be serviced. The reduction in loading should allow a positive outcome through the PDE process.

No letters of objection have been received. 1 letter of support has been received from Cllr's Maskey & McLaughlin, who set out that they recognise the housing need in the area.

Having regard to the policy context and objections received, the proposal is considered on balance to be acceptable and planning permission is recommended for approval. It is considered in this case given the obvious benefits of bringing forward much needed new housing stock that permission should be granted with conditions.

Recommendation - Approval subject to conditions

It is requested that the committee delegate authority to the Strategic Director of Place and Economy 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	Demolition of existing buildings and construction of 13 no. dwelling houses and 10 no. apartments with car parking, landscaping, associated site works and access arrangements from Corrib Avenue (23 social housing units) is proposed.
1.2	Ten x 2 storey semi-detached houses are arranged in linear style along the southern boundary of the site. Each semi-detached block will contain 2 no. different house types. House Type A has been designed to provide space for 3 bedrooms and 5 persons. House Type B is smaller and has been designed to provide space for 2 bedrooms and 3 persons.
1.3	Two apartment blocks are proposed to the east of the site. Block A is to the north of Block B. Block A contains 6 no. apartments. At ground floor levels are apartments 1 & 2; accesses and stairwells to the upper floor apartments; and bin and meter stores. Apartments 3, 4 and 5 are duplexes over the first and second floors. Apartment 6 is at the southern end of the block and at first floor level only. Block B contains 4 no. apartments. At ground floor levels are apartments 7 and 8; accesses and stairwells to the upper floor apartments. Apartments 9 and 10 are at first floor level, with apartment 9 also containing a bedroom in the loft space.
1.4	Each dwelling unit has acceptable amenity space provision. Parking ratio for residents is 1 space for each dwelling unit, with 4 no. visitor parking spaces available on-street.
2.0	Description of Site
2.1	The site area is 0.42ha in size and irregular in shape. It is currently developed with 3no. five storey apartment blocks comprising 30no. apartments and a row of single storey garages adjacent to an area of hard standing. The apartment blocks are served by communal unassigned car parking and communal amenity space. An electrical substation is located to the west of the site.
2.2	The site is in the Lenadoon area of West Belfast, it is located at the end of cul-de-sac Corrib Avenue which also serves existing 2 storey terraced housing. There is a pedestrian access onto Shaws Road to the east of the site. To the south is St Pauls Gaelic Athletic Club (GAC) and a number of local shops and services fronting onto Shaws Road. There are metro bus stops located in close proximity to the site to the west along Shaws Road which provide good access to local public transport provision. There is a significant level change downwards across the site from north to south.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History There is no recent planning history on this site. Flats in situ were built circa 1973.
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015

	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3.1	Policy Sett 2 Development within Metropolitan Development Limits and Settlement Development Limits
4.4	Regional Development Strategy (RDS) 2035
4.5	Strategic Planning Policy Statement 2015 (SPPS)
4.6	Planning Policy Statement 3 – Parking, Movement and Access. Planning Policy Statement 7 – Quality residential Environments & Addendum Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	DFI Roads – outstanding consultation.
5.2	Northern Ireland Water (NIW) – developer advised to contact NIW to arrange connection to sewers.
5.3	DFI Rivers – No objection subject to conditions
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – no objection subject to conditions
6.2	BCC Right of Way (RoW) Officer – no objection
6.3	BCC Landscape Officer – no objection subject to conditions
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No objection has been received with regard to the proposal. A letter of support was received from the office of Alex Maskey (MLA) on behalf of both Alex Maskey Councillor and MLA, and Councillor Ronan McLaughlin. They both fully support the application particularly as there is significant housing need locally and it is believed the development will help tackle anti-social behaviour in the locality.
8.0	Other Material Considerations
8.1	Creating Places
8.2	Parking Standards
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include:

	<ul style="list-style-type: none"> - Principle of development - Design, Impact on character and appearance of the area - Impact on amenity - Access, Movement and Parking - Flooding - Infrastructure Capacity
9.2	<p><u>Principle of development</u></p> <p>The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.</p> <p>In general, the weight that should be given to draft policy increases as it approaches the date of final publication. It is the view that the draft BMAP, in its most recent, post-examination, form continues to exist. As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted. Draft BMAP remains the most advanced and up to date collection of development management policies for the City Council's area, albeit that those policies do not carry the statutory force conferred upon an adopted statutory development plan by the 2011 Act. The version of draft BMAP which was purported to be adopted and not the one published in 2004 should be given substantial weight together with and in consideration of all other material matters.</p>
9.3	<p>The BUAP designates the site as un-zoned white land. In draft BMAP 2004 and 2015, the site is located on white land. The redevelopment of this brownfield site and the principle of social housing apartments at this location is considered to be acceptable. The proposal is considered to be in compliance with the development plan.</p>
9.4	<p><u>Design, Impact on character and appearance of the area</u></p> <p>The proposed density of 10 no. semi-detached dwelling units would be in keeping within the density parameters already established further along Corrib Avenue with 2 storey properties arranged in terraces of 3no. and 4no. dwelling units.</p>
9.5	<p>Building height of apartment blocks increase from 2 1/2 stories 9.5m (block B) to 3 stories at a height of 12m (block A) along the Shaw Road elevation— this is considered acceptable as the natural downward sloping gradient of Shaw Road allows for this increase in building height. The proposed scale, height and massing represents a sympathetic design that on balance sits comfortably within the streetscape.</p>
9.6	<p>The design approach of the semi-detached houses is replicated with the apartment blocks through the use of the same materials and roof profile. Development materials are UPVC timber double glazed windows and doors, UPVC rain water goods, brick to external walls, blue/ black tile to roof are considered acceptable.</p>
9.7	<p>The eastern and southern boundaries and the communal car parking area will be softened by tree planting. Each of the semi-detached and bungalow units will avail of private gardens and residents of the apartments will be able to avail of communal open space around the footprint of the apartment blocks. The proposed materials of brick and tile are in keeping with the existing houses on Corrib Avenue.</p>
9.8	<p>The proposed development provides a continuous frontage along Corrib Avenue and a strong edge with Shaws Road. The proposal would enhance the overall character and respect the built form of this part of Lenadoon and therefore accords with the SPPS, Policy QD1 of PPS7, Draft BMAP and Creating Places.</p>

	<u>Impact on Amenity</u>
9.9	For each dwelling unit the main outlook from the primary living areas would be to the street ensuring that future occupants would be afforded an adequate degree of light and outlook. Each apartment is an acceptable size and meets the minimum space standards set out in Annex A of addendum to PPS7.
9.10	Each of the 10 no. dwelling houses provides private amenity space of 40-50sqm which is acceptable in terms of Creating Places - which recommendation amenity space area no less than 40sqm. Amenity space provision for apartment block B (6 units) is 84sqm in-curtilage, and block A (7 units) has been afforded 130sqm of communal amenity space. This is considered generous given the guideline in creating places 10sqm per apartment. Landscaped defensible space to the front of the apartment both has also been incorporated along Shaws Road frontage. Amenity space provision is acceptable.
9.11	A Noise Impact Assessment (NIA) has been provided in support of the proposal which has been reviewed by Environmental Health. A number of mitigation measures regarding window glazing are proposed to protect the amenity of future occupants resulting from noise from adjacent busy road and the adjacent football club.
9.12	In light of the above, it is considered that an adequate level of residential amenity would be maintained for future occupiers in this urban location in accordance with Policy QD1 of PPS7 and the SPPS.
9.13	<u>Access, Movement and Parking</u>
	The application was submitted with a Transport Assessment Form and Parking Statement. 27no. parking spaces are provided within the site to serve a total of 23 no. units. Each house has an in-curtilage parking space. Provision has been made to provide a parking space for each apartment unit, – these spaces are not specific to individual apartment. A further 4 no. spaces are available within the site for visitor parking. The applicant has undertaken a parking survey which indicates a further 8 no. spaces are available within 200m of the development during peak times. The site is well served by public transport.
9.14	The applicant has offered to provide a travel card for each unit for a period 1 year to assist encouraging uptake of local sustainable transport options such as the glider and other Translink bus routes. DFI Roads have requested that Travel Cards are provided for 3no. years for each dwelling unit. Planning service do not feel the requirement for 3 year travel cards can be justified in this instance.
9.15	The proposal is for the redevelopment of an existing brownfield site containing 30 apartments with 23 existing car parking spaces with the proposed replacement scheme equating to 23 units (13 dwellings/ 10 apartments) with 27 car parking spaces. It would be difficult to argue that the proposed development would result in any material increase in terms of parking pressure on the surrounding area. Whilst it is acknowledged that the proposal is providing a reduced standard, it must ne taken into consideration what the existing site circumstances are. It is not considered that 3 year travel cards would be justified in this case.
9.16	Planning Service wrote directly to DFI Roads on 4 th October 2021 and requested a reduction to 1 year. DFI Roads have failed to respond.
9.17	DFI Roads requested that a Private Streets Determination (PSD) is undertaken for the proposed carriageways, footways and parking areas. The agent has forwarded PSD drawings, DFI Roads were consulted on 8 th November 2021, by the date of this report

	they have not yet responded to this consultation. If DFI Roads raise any new material concerns the application will be re-presented to Committee.
9.18	<p><u>Flooding</u></p> <p>The site is not located within the fluvial flood plain, it is not prone to historical flooding nor surface water retention. A Drainage Assessment has been submitted and it is proposed to attenuate for more than the 1 in 30 year storm event in the drainage network. Rivers Agency has requested a plan of the drainage system is submitted prior to commencement of development. Rivers Agency have cited no objection to the proposal subject to inclusion of said condition. As such, the proposed development would comply with Policy FLD3 of PPS 15 and the SPPS.</p>
9.19	<p><u>Infrastructure Capacity</u></p> <p>NIW have advised that there is a foul and storm sewer located within the site. NIW replied to consultation response to say they can consider connection to the drainage system where the applicant can demonstrate like for like development.</p> <p>The site was occupied by 3 apartment blocks providing a total of 30 dwelling units which were connected to the local sewer. This proposal is for 23 dwelling units. It is considered that this is a reduction in the number of units served by the local foul sewer and therefore a 'like for like' scheme.</p> <p>The applicant has been advised to contact NIW directly to obtain details of the availability of existing water and sewerage infrastructure and determine how their proposal may be serviced.</p>
9.20	<p><u>Landscaping</u></p> <p>It is proposed that any existing trees on site will be removed as they are 'no longer viable'. While visiting the site, approximately 4 trees were visible to the north boundary of the site adjacent to no.252 Lenadoon Avenue. They are not old, or of high value visually. They could be easily replaced.</p>
9.21	<p>It is proposed that semi mature extra heavy trees will be planted and a Landscape Management & Maintenance Plan for a period of 20 years is submitted and approved by BCC to ensure successful establishment and continued growth through to maturity of trees, shrubs hedges and grassed areas proposed. Existing trees and landscaping on site are poor quality and will not be retained. No trees on site are protected by Tree Protection Orders(TPOs).</p>
9.22	<p><u>Right of Way</u></p> <p>To the north of the site adjacent to existing property 252 Lenadoon Avenue is a grassed over area and pedestrian route with access onto Shaws Road. The grassed area is to be incorporated into development of apartment block A. BCC's Right of Way (RoW) officer has confirmed the access is not a public RoW. The preferred pedestrian link to Shaws Road is to the north of Block B, it will remain in place and will be upgraded providing a new 2m footpath.</p>
9.23	<p>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>
10.0	Summary of Recommendation: Approval subject to conditions.

11.0	Conditions
11.1	<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>
11.2	<p>Prior to window installation, the applicant shall submit to the planning authority, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades of the hereby permitted development. The window specification for habitable rooms shall be in line with recommendations of section 6.3.7 and section 9.1 (table 13: Recommended Mitigation) of the Irwin Carr Consulting, Noise Impact Assessment, Corrib Avenue, Belfast (dated 1st June 2021, referenced Rp003N 2020198).</p> <p>Reason : Protection against adverse noise impact and protection of residential amenity</p>
11.3	<p>Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, confirmation of the specification of alternative means of mechanical ventilation and/or acoustic trickle vents. The sound reduction specification of any alternative means of mechanical ventilation and/or acoustic trickle vents for habitable rooms shall be in line with recommendations of section 6.3.7 and section 9.1 (table 13: Recommended Mitigation) of the Irwin Carr Consulting, Noise Impact Assessment, Corrib Avenue, Belfast (dated 1st June 2021, referenced Rp003N 2020198).</p> <p>The specification for the alternative means of ventilation shall be capable of being open or in operation (if mechanical) while not compromising the recommended internal noise levels of habitable rooms as outlined in British Standard BS8233:2014.</p> <p>Reason : Protection against adverse noise impact and protection of residential amenity</p>
11.4	<p>Prior to occupation of the hereby permitted development, the approved final window schedule and approved alternative means of ventilation shall be installed so as to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative means of ventilation provided in compliance with building control requirements.</p> <p>Reason : Protection against adverse noise impact and protection of residential amenity</p>
11.5	<p>Prior to occupation of the hereby permitted development, the developer shall verify that the window schedule and alternative means of ventilation as approved have been installed by way of a written declaration from the supplier and installation contractor confirming such installation.</p> <p>Reason : Protection against adverse noise impact and protection of residential amenity</p>
11.6	<p>Prior to occupation of the hereby permitted development, the developer shall install acoustic close boarded timber boundary fencing to a height of at least 1.8m to all the private rear gardens next to the playing fields as shown in the Drawing titled 'Proposed Site Layout Plan' dated Nov '19 revision D, numbered 03A by planning Service.</p> <p>Reason : Protection against adverse noise impact and protection of residential amenity</p>

11.7	<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>
11.8	<p>Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 must be submitted to the Planning Authority for its consideration and approval or written confirmation from NIW stating that they will adopt a drainage network that will attenuate the 1 in 100 year storm event.</p> <p>Reason -To safeguard against flood risk to the development and elsewhere.</p>
11.9	<p>No development shall commence on site until details of sewerage waste disposal have 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 appropriate foul drainage of the site.</p>
11.10	<p>Prior to occupation of the development; or first available planting season after occupation, planting shall be carried out in accordance with Landscaping Plan published to the Planning Portal NI on 07.07.2020.</p> <p>Reason: To protect residential amenity.</p>
11.11	<p>Prior to commencement of development a Landscape Management and Maintenance Plan for a minimum period of 20 years shall be submitted to BCC for approval.</p> <p>Reason: To ensure the successful establishment and continued growth through to maturity of the trees, shrubs, hedges, and grass areas identified on the detailed landscape plan.</p>
11.12	<p>Prior to occupation of development a Service Management Plan (SMP) shall be submitted to BCC for approval. The development hereby approved will operate in accordance with the SMP</p> <p>Reason; In the interests of residential amenity.</p>
11.13	<p>Prior to commencement of development, sample panels of the external materials to use on the development hereby permitted shall be submitted to and approved in writing by the Council. The development shall be constructed in accordance with the approved details thereafter.</p> <p>Reason: In the interest of visual amenity.</p>
11.14	<p>Secure and covered cycle parking shall be provided in accordance with Drawing Nos 04 & 05 published on the Planning Portal on 7th July 2020.</p> <p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p>
11.15	<p>The Car Parking Assessment and Travel Plan, published on the Planning Portal on 12th May 2021, shall be implemented on completion of the development. The Travel Plan includes provision of a one year Residential Travel Card Scheme for one occupier of each dwelling unit. The Scheme shall begin upon the date of first occupation and</p>

	<p>terminate one year later. The Scheme shall provide a free Residential Travel Card to one occupier of each dwelling (within one month of their occupation) which is valid for the remainder of the scheme period, or until the property is vacated, whichever comes first. This provision shall extend to any subsequent dwelling occupants until termination of the scheme.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
12.0	<p>Informatives</p>
12.1	<p>BUILDING REGULATIONS (NI) 2012</p> <p>Notwithstanding ensuring that the room ventilation requirements are in accordance with Building Regulations, consideration should also be given to thermal comfort/overheating of future occupants and the noise level generated by the ventilation system and its impact on the internal noise targets. Attention is drawn to the 'Acoustics, Ventilation and Overheating Guide- Residential Design Guide' January 2020, which is intended to be used by acoustics practitioners as well as all those involved in the planning, development, design and commissioning of new dwellings. It recommends an approach to acoustic assessments for new residential development that take due regard of the interdependence of provisions for acoustics, ventilation, and overheating.</p> <p>This planning permission includes conditions which require further details to be submitted to and approved by the Planning Authority. Please read carefully when this information needs to be provided and approved. You should allow a minimum of 12 weeks for the Planning Authority to approve the details, assuming that they are satisfactory, and you should allow for this when planning the timeline of your project</p> <p>It is noted that the proposed development is located in a radon-affected area. You should contact Belfast City Councils Building Control department in order to determine what remedial measures are required.</p>
12.2	<p>DRAINAGE ORDER NI 1973</p> <p>Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.</p> <p>The applicant is advised to contact NIW Waterline on 03457 440088 or waterline@niwater.com, to discuss any areas of concern.</p>
12.3	<p>The drawings referenced in this decision notice above are the site location map and those proposed drawings published to the Planning Portal NI on 07.07.2020 & 13.10.2021.</p>

Notification to Department (if relevant)

Representations from Elected members:

Cllr Ronan McLaughlin and Alex Maskey MLA

ANNEX	
Date Valid	24th June 2020
Date First Advertised	10th July 2020
Date Last Advertised	
Details of Neighbour Notification (all addresses) 147 Connolly House, Andersonstown Road, Belfast, Andersonstown, Antrim, The Owner/Occupier, 1a ,Shaws Close,Belfast,Antrim,BT11 9PP The Owner/Occupier, 20 Corrib Avenue,Belfast,Antrim,BT11 9JB The Owner/Occupier, 22 Corrib Avenue,Belfast,Antrim,BT11 9JB The Owner/Occupier, 24 Corrib Avenue,Belfast,Antrim,BT11 9JB The Owner/Occupier, 252 Lenadoon Avenue,Belfast,Antrim,BT11 9HG The Owner/Occupier, 26 Corrib Avenue,Belfast,Antrim,BT11 9JB The Owner/Occupier, 28 Corrib Avenue,Belfast,Antrim,BT11 9JB The Owner/Occupier, 36 Corrib Avenue,Belfast,Antrim,BT11 9JB The Owner/Occupier, 38 Corrib Avenue,Belfast,Antrim,BT11 9JB The Owner/Occupier, 41 Rossnareen Park,Belfast,Antrim,BT11 8NN The Owner/Occupier, 78 Shaws Road, Belfast BT11. The Owner/Occupier, 87 Shaws Road,Belfast,Antrim,BT11 9PS The Owner/Occupier, 89 Shaws Road,Belfast,Antrim,BT11 9PS The Owner/Occupier, 91 Shaws Road,Belfast,Antrim,BT11 9PS	
Date of Last Neighbour Notification	28th July 2020
Date of EIA Determination	
ES Requested	Yes /No

Planning History

Ref ID: LA04/2020/1126/F

Proposal: Demolition of existing buildings and construction of 13 no. dwelling houses and 10 no. apartments with car parking, landscaping, associated site works and access arrangements from Corrib Avenue (23 social housing units).

Address: 30, 32 and 34 Corrib Avenue, Belfast BT11 9JB

Decision:

Decision Date:

Ref ID: Z/1981/0939

Proposal: ERECTION OF DOMESTIC GARAGE

Address: 28 CORRIB AVENUE

Decision:

Decision Date:

Ref ID: Z/1991/2378

Proposal: Erection of 7 mobile homes for decanting purposes

Address: ADJACENT TO SITES NOS 30 & 34 CORRIB AVENUE BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1973/0119

Proposal: CONVERSION TO 3 FLATS

Address: 2/4 BALTIC AVENUE

Decision:

Decision Date:

Ref ID: Z/1999/2376

Proposal: Erection of team changing rooms and addition of exit lobby to existing clubroom.

Address: ST PAULS GAC, SHAWS ROAD, BELFAST, BT11

Decision:

Decision Date:

Ref ID: Z/2007/2687/A

Proposal: 2 no. 48 sheet advertising hoarding.

Address: Adjacent to 78 Shaws Road, Ballymoney, Belfast, Northern Ireland, BT11 9QJ

Decision:

Decision Date: 28.02.2008

Ref ID: Z/2007/0630/F

Proposal: Environmental Improvements.

Address: 414 to 450 Glen Road, 4 to 40 Dungloe Crescent, 14 to 18 Naroon Park, 220 to 252 & 150 to 170 Lenadoon Ave and 101 to 115 (odd No's) Shaws Road.

Decision: Decision Date: 21.11.2007
Summary of Consultee Responses
Drawing Numbers and Title
Notification to Department (if relevant) Date of Notification to Department: Response of Department:

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Belfast
City Council

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 14th December 2021	
Application ID: LA04/2021/1581/A	
Proposal: 7x coloured 'Linen Quarter' logos stencilled on the back of wooden planters, 1x 'FLAXX @ Linen Quarter' text cut out from/painted on side steel canopy. None of the described signage will project outwards.	Location: Land covering the road surface on Brunswick Street between the James Street South junction and Franklin Street Junction.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d) – BCC is funding	
Recommendation:	Approval
Applicant Name and Address: Linen Quarter BID 7 Donegall Square South Belfast BT1 6JH	Agent Name and Address: N/A
Executive Summary: <p>The proposal is for 7x coloured 'Linen Quarter' logos stencilled on the back of wooden planters, 1x 'FLAXX @ Linen Quarter' text cut out from/painted on side steel canopy. None of the described signage will project outwards.</p> <p>The proposed site falls within Belfast City Centre and Linen Quarter Conservation Area as outlined in the BUAP & dBMAP. The area provides both vehicular and pedestrian access to principle shopping and commercial areas in the City Centre.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> Principle of signage of this type Design of the Proposal and Impact on amenity and public safety – Impact on the Surrounding Character including the Conservation Area and adjacent listed buildings <p>The proposed signage is required in association with a temporary project, LA04/2020/2469/F resolved by Committee to approved in April 2021 to provide pedestrianised public space to include cafe/bar/storage container/canopy areas, performance stage, outdoor seating and associated works (temporary permission).</p> <p>DFI Roads, Historic Environment Division have been consulted on this application and have no objections subject to conditions and / or Informatives. BCC Conservation Officer advised they are unable to support part of the proposal insofar as it relates to the signage on the as the conservation team offered an objection to the approval of the shipping container in the full application (LA04/2020/2469/F) due to its impacts on the character and setting of the Linen Quarter</p>	

conservation area. Furthermore, it was the view of the conservation officer that the proposed signage on the shipping container is 'inappropriate given its overly large size resulting in visual dominance of the area and would draw the eye disproportionately to a non-historic structure/object', which is contrary to Policy BH13 of PPS 6. Officers generally agree with this view, but consider that on balance, given current issues presented by Covid19 and the Council's proposals to provide safe and vibrant external seating areas for users of the area that a temporary approval is acceptable.

DFI Roads and HED have been consulted and offer no objections. No third party representations have been received.

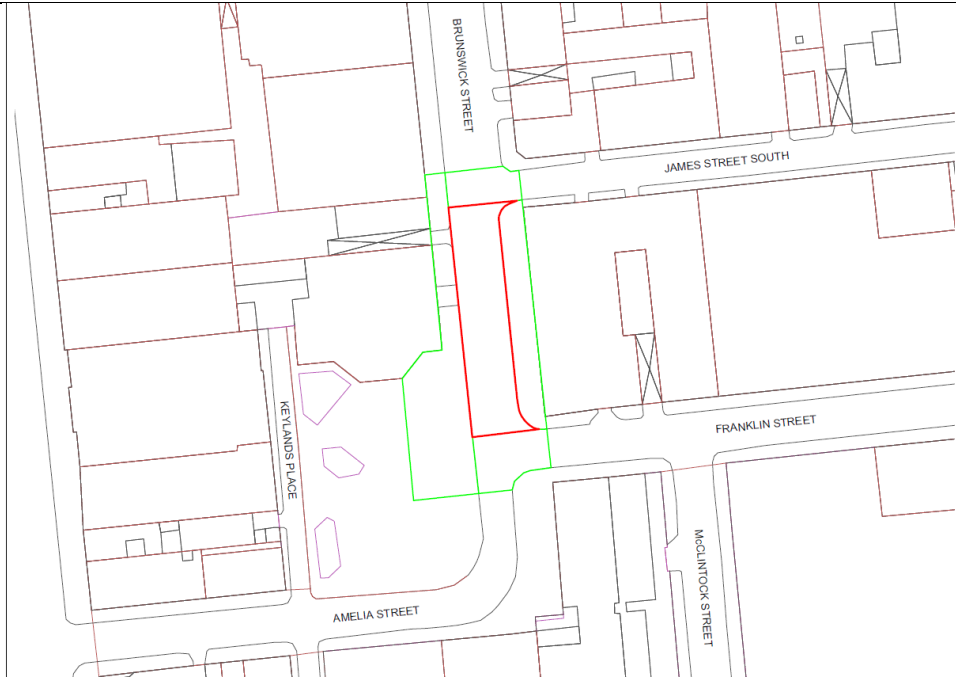
It is considered on balance that the project is designed to contribute to the vibrancy of the city and is temporary in nature and reversible therefore it will not have an unacceptable impact for a temporary period.

Recommendation - Approve subject to conditions

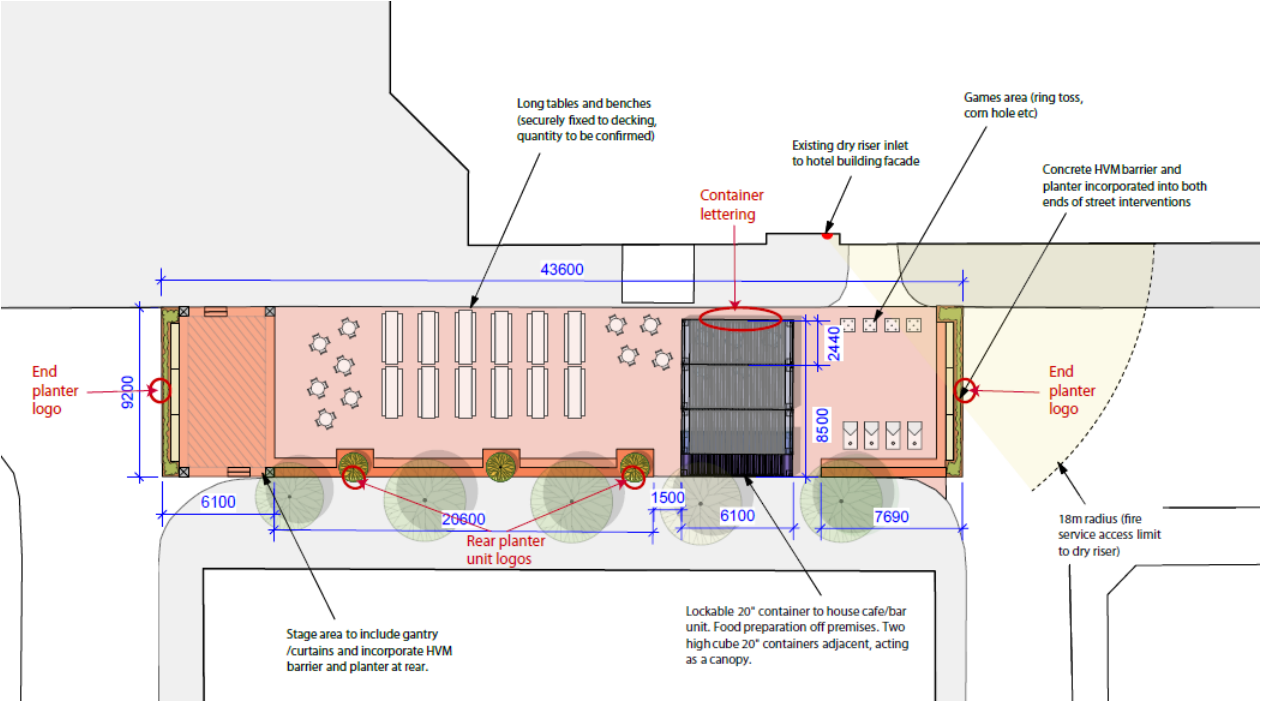
Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered on balance that the proposal should be approved. Planning permission is therefore recommended for approval for a temporary period of 2 years ending with the date of the permission for the use (as previously approved) with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Block Plan



Elevations of Container



Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads – Hydebank	No objections
Statutory	Historic Environment Division	No objections
Non-Statutory	BCC Conservation Officer	Unable to support

Representations:

Letters of Support	N/A
Letters of Objection	N/A
Number of Support Petitions and signatures	N/A
Number of Petitions of Objection and signatures	N/A

Summary of Issues

The key issues to be considered are:

- Principle of signage of this type
- Design of the Proposal and Impact on amenity and public safety – Impact on the Surrounding Character including the Conservation Area and adjacent listed buildings

Characteristics of the Site and Area

1.0 Description of the Proposed Development

The proposal is for the following signage:

- 7x coloured 'Linen Quarter' logos stencilled on the back of wooden planters;
- 1 'FLAXX @ LINEN QUARTER' text cut out from / painted on the side of a steel canopy.

2.0 Description of Site

Characteristics of the Site and Area

The site is the land covering the road surface on Brunswick Street between the James Street South and Franklin Street junction. The immediate area surrounding the site is mix use, comprising of but not limited to restaurants, bars, office space, hot-food bars and hotels. There is high pedestrian movement in the area between the town centre and the main travel hub at Great Northern, Great Victoria Street.

The site is located within the Linen Conservation Area.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

- LA04/2020/2469/F; Land covering the road surface on Brunswick Street between the James Street South junction and Franklin Street Junction: Pedestrianised public space to include cafe/bar/storage container/canopy areas, performance stage, outdoor seating and associated works (temporary permission) – PERMISSION GRANTED (30/06/2021)

4.0 Policy Framework

- Belfast Urban Area Plan 2001
- Draft Belfast Metropolitan Area Plan 2004 & 2015
- Strategic Planning Policy Statement for Northern Ireland (SPPS)
- Planning Policy Statement 3: Access, Movement and Parking
- Planning Policy Statement 6: Planning, Archaeology, and the Built Heritage
- PPS 17: The Control of Outdoor Advertisements
- Linen Quarter Conservation Area Design Guide

5.0 Statutory Consultations

- Department for Infrastructure Roads Service (DFI) - No objections: subject to Informatives
- Historic Environment Division (HED) - No objections: subject to conditions

6.0 Non-Statutory Consultations

- BCC Conservation Officer - Unable to support

7.0 Other Material Considerations

7.1 Any Other Supplementary Guidance

Belfast Agenda

8.0 Assessment

8.1 The key issues to be considered are:

- Principle of Development
- Design of the Proposal and Impact on the Surrounding Character including the Conservation Area and adjacent listed buildings

8.2 Section 91 requires that in considering whether to grant planning permission for development which affects a listed building or its setting a council must have special regard to the desirability of

preserving any listed buildings or their setting or any features of special architectural or historic interest which it possesses.

8.3 The site is within the Linen Conservation Area. Section 104 of the Planning Act sets out that where an area is for the time being designated as a conservation area 'special regard must be had in the exercise with respect to any buildings or other land in that area of any powers under this act to the desirability to: -

- a. preserve the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise
- b. enhancing the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does arise'.

8.4 The SPPS (2015) acknowledges that all advertisements have an impact on the surrounding area they are situated and accepts there is a need to balance the requirements of the industry with the protection and enhancement of the character and amenity of the surrounding area. The SPPS also recognises that there is a need to ensure advertisements do not negatively impact public safety. The issues set out in the SPPS are controlled by regional policy which can be found in PPS 17.

8.5 PPS 17: The Control of Outdoor Advertisements-

Policy AD1 of PPS 17 states that consent will be granted for the display of advertisements where the proposal respects neighbouring amenity when assessed in the context of local characteristics; and where it does not prejudice public safety.

Principle of Development

Amenity-

8.6 PPS 17 states that amenity is often understood to refer to the effect upon the appearance of a building, structure, the immediate area where it is situated or its impacts on long distance views. All proposed signage is considered to have minimal impact on the amenity of buildings surrounding the site as none of the proposed signs are located on buildings in the area, rather the proposed signage will be incorporated onto wooden planters and a steel container within the site, resulting in little impact on the amenity of neighbouring buildings. However, it is the view of the Council that due to the amount of signage originally being proposed, the proposal would have affected the amenity of the Conservation Area in that the proposal would detract from the amenity and character of the Linen Conservation Area through proliferation of the site. To overcome this concern, the Linen Quarter BID Team agreed to remove the proposed signage on the stage from the application. Whilst this type of signage is untypical and particularly in the Conservation Area, it is considered on balance to be acceptable for a temporary period.

Impact on Linen Quarter Conservation Area / Conservation Team Response-

8.7 The conservation officer stated that the conservation team were of the opinion that the 7x coloured 'Linen Quarter' logo stencilled on the wooden planters and stage area will have no demonstrable harm on the character or amenity of the conservation area. However, greater regard was given to the potential impact of signage on the metal shipping container. The conservation officer noted that the conservation team offered objection to the approval of the shipping container in the full application (LA04/2020/2469/F) due to its impacts on the character and setting of the Linen Quarter conservation area. Furthermore, it was of the view of the conservation officer that the proposed signage on the shipping container is 'inappropriate given its overly large size resulting in visual dominance of the area and would draw the eye disproportionately to a non-historic structure/object', which is contrary to Policy BH13 of PPS 6.

8.8 Officers accept this analysis that this signage is untypical and would not normally be acceptable. However, it is considered that on balance, given current issues presented by Covid19 and the Council's proposals to provide safe and vibrant external seating areas for users of the area that a temporary approval is acceptable, which will correlate with the temporary approval for the seating areas and stage previously granted temporary approval.

8.9 The proposal has been considered against Section 104 of the Planning Act. The Conservation Officer has considered the application against PPS6 & the Linen Quarter Conservation Area notwithstanding the comments from the conservation officer it is considered that the development is for a time limited duration and is part of a pilot project with community and environmental benefits. 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 and as such the character of the Conservation Area will be preserved.

8.10 Having regard to the policy context and the considerations above, the proposal is deemed acceptable. However, as shipping containers would not be deemed an appropriate permanent structure, therefore temporary permission for a period of 2 years has been recommended.

Other Considerations

8.11 DFI Roads and HED have offered no objection subject to conditions and / or Informatives.

9.0 Conclusion

Given that the full application (LA04/2020/2469/F) for the incorporation of the wooden planters, stage area and metal shipping container will promote vitality, quirkiness and increase footfall in an underused area of the Linen Quarter Conservation Area, and that the full application was given temporary permission that will expire on the 19th April 2023, Officers are of the view that if the signage is given the same temporary permission no unacceptable and long lasting harm will be caused to the character and setting of the conservation area. With regards to the concerns brought by the conservation team, it is considered that increased footfall in the area will enhance the character and setting of the area and implementing a condition stipulating a time-limit to which the signage can remain, will assist in preserving the existing character and appearance of the conservation area in the long-term future.

Neighbour Notification Checked: N/A

Summary of Recommendation:

Consent subject to Conditions

Conditions:

1. The Consent hereby granted shall be for a limited period of 1 year and 5 months only and shall expire on **19th April 2023**.

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 (to correlate with the temporary permission granted for the full application (LA04/2020/2469/F)

2. The signage hereby consented and all associated host structures shall be removed on or before the end date of this consent as set out in condition 1.

Reason: in the interests of the Conservation Area

3. 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.

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

Representations from Elected members:

None

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Subject:	Listing of electrical service pillar near Blanchflower Park, Hoylwood Rd
Date:	Tuesday, 14 th December 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) regarding the proposed listing of 1 no. electrical service pillar in Belfast.
1.2	Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
1.3	The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's comments in relation to: - 1 no. electrical service pillar at a location "Near Blanchflower Park, Hoylwood Road"
2.0	Recommendations
2.1	Committee is requested to: <ul style="list-style-type: none"> Support the proposed listing of 1 no. electrical service pillar, as detailed in paragraphs 3.5 of this report.
3.0	Main report
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	In considering whether to include a building as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider: <ul style="list-style-type: none"> any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed

	to the building or which forms a part of the land and which is comprised within the curtilage of the building.
3.3	<p>The structure being considered is considered by HED to fall within the definition of the word 'building';</p> <p><i>"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest</i> <i>80 — (1) The Department—</i> <i>(a) shall compile lists of buildings (which means structure/erection) of special architectural or historic interest; and</i> <i>(b) may amend any list so compiled.</i></p>
3.4	Should the Department for Communities decide to list a structure, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.
3.5	The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report for the electrical service pillar near Blanchflower Park. The HED Structure Evaluations also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey. The report details the main features alongside the recommended class of listing which in this case is for B2 and it is suggested that this is supported by the Committee.
3.6	<p><u>Financial & Resource Implications</u></p> <p>There are no resource implications associated with this report.</p>
3.7	<p><u>Equality implications or Good Relations implications / Rural needs assessment</u></p> <p>None.</p>
4.0	Appendices – Documents Attached
	Appendix 1: HED Structure Evaluations and Mapping

APPENDIX 1: Structure Evaluations

Background

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

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

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section. "Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

(b) may amend any list so compiled.

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

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

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

Electrical service pillar at / near Blanchflower Park, Holywood Road, Belfast

HB26/09/013

Evaluation

Freestanding cast-iron electrical 'service' or 'section pillar' sited at the inner edge of a pavement, on Holywood Road, Belfast, which is likely to have housed electrical components relating to Belfast's former trolleybus network. Broadly Classical in styling and dating to c.1940, it is thought to be one of only three such pillars to have survived (the other two are HB26/28/170 Wellington Park & HB26/30/116 Linenhall Street) and is quite possibly one of the very few remaining structures associated with Belfast's trolleybuses. It is largely intact externally and aside from its rarity, remains an attractive piece of mid-20th century street furniture in its own right.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Pillar**

Image:



Note:

Listed buildings in Northern Ireland are divided into four categories:

Grade A

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

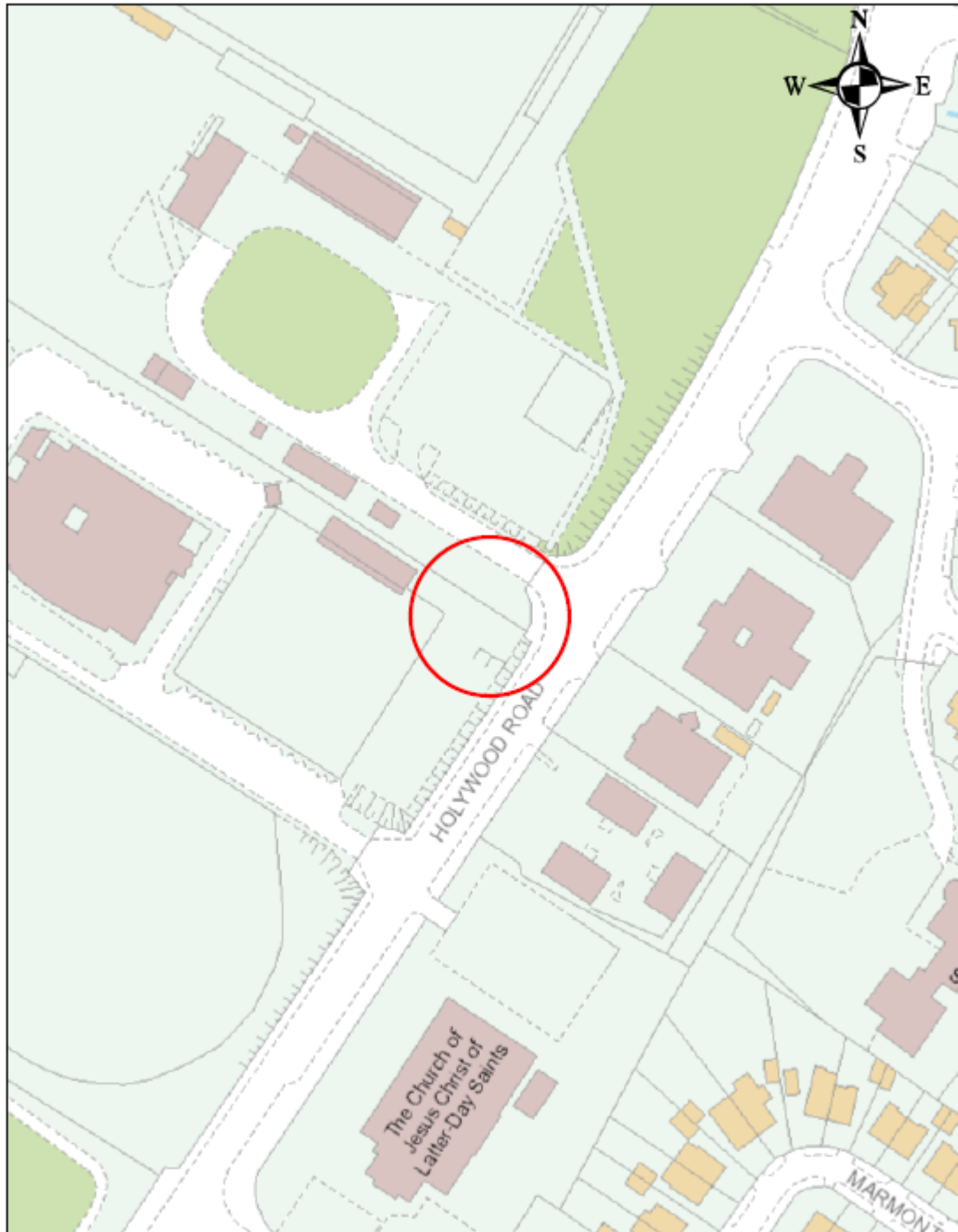
Grade B+

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

Grade B1 and B2

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.

Coordinates: 338080E m333,800 375940N m372,775



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**Location Map Electrical
service / section pillar
(near Blanchflower Park)**

Title: HB26/09/013
Scale: 1:1250

Date Printed: 03 December 2021
Drawn By: JMcl



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