

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



**Belfast  
City Council**

**MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Banqueting Hall - City Hall on Tuesday, 10th March, 2020 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 Visits (Pages 11 - 12)**
3. **Q3 Finance Update (Pages 13 - 22)**
4. **Abandonments and Extinguishments (Pages 23 - 40)**
5. **Planning Appeals Notified (Report to Follow)**
6. **Planning Decisions Issued (Pages 41 - 74)**
7. **Listed Buildings (Pages 75 - 80)**

8. **Planning Applications**

- (a) LA04/2018/2726/F - Social housing development of 20 semi-detached dwellings and 2 apartments on lands to the rear of 7-19 Aghery Walk and 86 - 112 Areema Drive, Dunmurry (Pages 81 - 94)
- (b) LA04/2019/2914/F - Foul pumping station with associated landscaping in connection with application LA04/2018/2726/F for housing on lands to rear of 7-9 Aghery Walk, Dunmurry (Pages 95 - 102)
- (c) LA04/2019/2299/F - Demolition of existing property and re-development of the site including the provision of approximately 230,730sqft gross new build floorspace comprising office on 6 levels over active ground floor uses including retail, restaurants and cafes and undercroft carparking of 37 spaces and related access for the redevelopment 1-7 Fountain Street, 24-40 Castle Street and 6-8 Queen Street (Report to Follow)
- (d) LA04/2019/0517/F - Residential development comprising 154 units and ground floor retail unit at El Divino Nightclub and car park and adjacent open space, Mays Meadow (Report to Follow)
- (e) LA04/2019/2850/F - Extensions to existing aerospace manufacturing facility and associated site works to include internal access road, replacement car parking, drainage and existing access onto Heron Road Bombardier Wing Manufacturing and assembly Facility, Airport Road West (Report to Follow)
- (f) LA04/2018/0022/F - Community, cultural and sporting hub for the Upper Andersonstown area incorporating; a community hub building accommodating a multi-functional hall, handball court, fitness suite, health and well-being suite and associated ancillary accommodation ; replacement of floodlit grass pitch with floodlit synthetic pitch, 2 floodlit multi-use games areas, pre-nursery building housing 1 classroom and a small outdoor play area, landscaping and a new footpath link from the Shaw's Road, noise barriers and associated car parking at Rossa Park, Shaw's Road (Report to Follow)
- (g) LA04/2019/2257/F - 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) at 81-87 Academy Street & 2-6 Exchange Street (Pages 103 - 120)
- (h) LA04/2019/2871/F - Variation of conditions 12 & 15 of approval LA04/2017/0235/F. Variation of condition 12 to include reference to submitted drainage assessment report and variation of condition 15 to provide noise verification report prior to occupation of each phase of development on lands at Rosepark House, Upper Newtownards Road (Pages 121 - 132)
- (i) LA04/2019/2810/F - Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works on lands to the south and east of Belfast Metropolitan College, east of Public Records Office of NI, north of Sydenham Road, west of Cuming Road and south of Hamilton Road (Report to Follow)

- (j) LA04/2019/0110/F & LA04/2019/0111/DCA - Demolition of single dwelling and erection of 2 semi-detached dwellings at 47a Derryvolgie Avenue (Pages 133 - 144)
- (k) LA04/2019/1929/F - Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a reinforced concrete slab, 5 new steel storage containers, modular welfare facility, 3m perimeter fence and lighting and CCTV columns, gates to vehicular and pedestrian access points on lands adjacent to the Whiterock Road and located at the City Cemetery exit point (Pages 145 - 150)

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## Planning Committee

Tuesday, 11th February, 2020

### MEETING OF PLANNING COMMITTEE

- Members present: Councillor Carson (Chairperson)  
Alderman Rodgers; and  
Councillors Brooks, Collins, Garrett,  
Groogan, Hanvey, Hussey,  
Maskey, McKeown, Murphy,  
Nicholl and O'Hara.
- In attendance: Mr. A. Thatcher, Director of Planning and  
Building Control;  
Mr. E. Baker, Planning Manager  
(Development Management);  
Ms. N. Largey, Divisional Solicitor; and  
Mrs. L. McLornan, Democratic Services Officer.

### **Apologies**

No apologies were reported.

### **Minutes**

The minutes of the meetings of 21st and 23rd January were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 3rd February, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

### **Declarations of Interest**

Alderman Rodgers declared an interest in Item 5a, namely LA04/2018/0471/F - Upgrading of playing fields to include 2 new 3G pitch surfaces and 1 grass pitch, floodlights, fencing, dug outs, 1No. 200 seater stand, toilet blocks, turnstiles, additional car parking and associated ground at the Boys Brigade Recreation Centre, 108 Belvoir Drive, in that he was the Honorary President of the Belfast Battalion of the Boys Brigade. He left the room for the duration of the item and did not participate in the vote.

Councillor Brooks declared an interest in the same item, in that he was a season ticket holder at Linfield Football Club, while the project was a BB-led initiative, Linfield FC had a role in it. He left the room during the item and did not participate in the vote.

### **Pre-Emptive Committee Site Visits**

In response to a suggestion from the Planning Manager (Development Management) relating to a number of major planning applications which were due to be considered by the Committee over the next few months, the Committee agreed to undertake pre-emptive site visits to the following four sites:

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- LA04/2019/2850/F - Extensions to existing aerospace manufacturing facility and associated site works to include internal access road , replacement car parking, drainage and existing access onto Heron Road at Bombardier Wing Manufacturing and assembly Facility Airport Road West Belfast BT3 9ED;
- LA04/2019/2810/F - Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works at lands to the south and east of Belfast Metropolitan College east of Public Records Office of NI north of Sydenham Road west of Cuming Road and south of Hamilton Road Titanic Quarter Belfast;
- LA04/2019/2387/F - Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street at Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street, Station Street and Middlepath Street; and
- LA04/2019/2299/F - Demolition of existing property and re-development of the site including the provision of approximately 243,000sqft gross build floorspace comprising class B1 (a0 office on 6 levels over active ground floor uses including retail (A1), restaurants, cafes and bars (sui generis) with a hotel of 174 bedrooms over ground plus 7 levels and associated double deck carparking of 62 spaces and related access for the redevelopment at 1-7 Fountain Street 24-40 Castle Street and 6-8 Queen Street Belfast.

**Planning Appeals Notified**

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

**Planning Decisions Issued**

The Committee noted a list of decisions which had been taken under the delegated authority of the Director of Planning and Building Control, together with all other planning decisions which had been issued by the Planning Department between 7th January and 3rd February 2020.

**Miscellaneous Items**

**Planning Performance Update – April to December 2019**

The Planning Manager (Development Management) provided the Committee with a detailed overview of the Planning Service's performance from 1st April to 31st December, 2019. He explained that the report provided statistics on the progress across the three statutory targets for major development applications, local development applications and enforcement cases. It also provided information relating to performance against the Council's corporate targets.

The Committee was advised that a total of 2,153 valid applications had been received between 1st April and 31st December 2019, which was a 15% increase compared to the same period for the previous year. He outlined that the number of local applications received had reduced by 8% while the number of major applications had increased by 20%. He highlighted to the Committee that "other development", such as Certificates of Lawful Use Development and Discharge of Condition applications, were not included in statutory performance targets but currently made up 42% of applications received. He explained that applications such as Discharge of Conditions, had increased by 38% from the previous year and did not attract a fee. He advised the Members that officers would continue to appeal to the Department regarding the requirement for a fee for the work associated with those applications.

He advised the Committee that approvals had been granted for over 1,300 residential units, 5 outdoor leisure facilities and 440 house-holder applications. He highlighted that the number of major decisions which had been issued had doubled and that the overall number of decisions issued had increased by 13%. The Members were advised that 93% of applications were approved.

In relation to enforcement, he advised the Members that 51% of cases had been resolved and that the Enforcement team had exceeded their targets by 23%.

The Committee was reminded that the statutory target for major applications was that they should be processed within an average of 30 weeks. The Planning Manager highlighted to the Members that the average processing time for major applications had almost halved from the previous year, from 78 weeks in 2018, to 37 weeks in 2019. He advised that the statutory target for processing local applications was 15 weeks and that they had been processed in 13.8 weeks in 2019, compared with 15.2 weeks in 2018.

A Member stated that he wished to put on record his thanks to the Planning Service for the steady progress which had been made in terms of meeting the targets.

The Planning Manager advised the Committee that performance would continue to be closely monitored.

Noted.

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**Updated Training Schedule for Planning Committee Workshops**

The Planning Manager (Development Management) provided the Committee with the following revised schedule of Workshops for the Thursday sessions between March 2020 and May 2021:

<b>Committee</b>	<b>Workshop Topics</b>
12 March 2020	<b>Supplementary Planning Guidance (SPG)</b> / Priorities / Process within LDP / Policy Relationships / Future Status
16 March 2020	<b>Transportation Issues</b> / Highways / Access / Transport (subject to attendance by DFI Roads to be confirmed)
April 2020	<b>Supplementary Planning Guidance (SPG)</b> / Detailed approach to guidance and Policy relationships
May 2020	<b>Performance (2019/2020 Year End)</b> / Improvement
June 2020	<b>Local Development Plan Examination Process</b>
July 2020	<b>No Workshop Meeting</b>
August 2020	<b>Reviewing the Planning Committee Protocol</b>
September 2020	<b>Urban Design and Conservation / SPG Review</b>
October 2020	<b>No Workshop Meeting</b>
November 2020	<b>Development Management</b> / Process / Decision Making / Appeals / <b>Performance (2020/2021 Q1 + Q2)</b> / Improvement
December 2020	<b>No Workshop Meeting</b>
January 2021	<b>No Workshop Meeting</b>
February 2021	<b>Developer Contributions</b>
March 2021	<b>No Workshop Meeting</b>
April 2021	<b>Planning Conditions and Legal Agreements</b>
May 2021	<b>Performance (2020/2021 Year End)</b> / Improvement

He explained that Supplementary Planning Guidance (SPG) Workshops were included which were important in supporting the implementation of the operational policies in the draft Local Development Plan, Plan Strategy. The SPG topics included affordable housing, the evening economy, viability, sensitive uses, householder (design guidance), waste, residential design, flooding, urban design, sustainable drainage systems and employment land supply.

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The Members were advised that the updated training programme proposed that performance and improvement workshops be undertaken bi-annually rather than quarterly, with quarterly performance reports circulated by email.

The Committee was advised that the Department for Infrastructure (DfI) had confirmed its attendance at a Special Transport Workshop, which would take place on Monday, 16th March at 5 p.m. The Members were asked to provide officers with any specific areas which they would like the DfI representatives to cover at the Workshop.

The Committee noted the update which had been provided.

**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)**

**LA04/2018/0471/F - Upgrading of playing fields to include  
2 new 3G pitch surfaces and 1 grass pitch, floodlights, fencing,  
dug outs, 1No. 200 seater stand, toilet blocks, turnstiles,  
additional car parking and associated ground at the Boys  
Brigade Recreation Centre, 108 Belvoir Drive**

(Alderman Rodgers and Councillor Brooks declared an interest and left the room at this point.)

The Principal Planning Officer provided the Committee with an overview of the details of the major application for the upgrading of facilities within an existing playing field off Belvoir Drive in the south of the City.

He outlined the key issues which were considered during the assessment of the application, including the principle of the development, the visual impacts of the proposal, the impact on the amenity and character of the area, impact on the natural environment and heritage and flood risk.

He explained to the Members that, while the proposal would result in the reduction of playing pitches from 5 to 3 within the site, there would be no net loss of open/recreational space, as larger full-size pitches were proposed. He advised the Committee that, should the applicant wish to reduce the number of pitches available, they could so do without planning permission as it did not involve a material change of use of the land.

The Committee was advised that the proposal would not adversely impact on amenity, traffic, heritage assets or flooding and that the proposed scale, form and massing were acceptable and would not impact on the local character of the area. The Planning officer explained that access to the park would be unaffected by the proposals.

He reported that DfI Roads, HED, NI Water and Rivers Agency had no objections to the proposal.

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He drew the Committee's attention to the Late Items Pack, where the Natural Environment Division (NED) had submitted its consultation response on 7th February. NED had expressed concerns regarding the designated Belvoir Area of Special Scientific Interest (ASSI), the proposed felling of ancient oak trees, the potential use of herbicides, parking and bats. He explained to the Committee that the applicant had agreed that all ancient oak trees would now be retained, that herbicide would be precluded within the Root Protection Zone (RPZ), by condition, that DfL Roads were content with the parking provision and that floodlighting would only be used between October and April, and that no impact on bats was likely. The officers advised that they would provide NED with clarification that the ancient oak trees were being retained and that works within the RPZ would be conditioned to prevent damage to the tree roots.

In response to a Member's question regarding the proposed works within the Root Protection Zones, the Principal Planning officer explained that officers felt that the minor works which were required to be carried out could be dealt with through conditions or a through a construction method statement.

The Committee was advised that the Tree Officer had recommended that canopy works be carried out to reduce the weight of the older trees.

The Members were provided with a detailed light spill analysis diagram which illustrated that no residential properties would be affected by the proposed floodlighting.

The Committee granted approval to the application, subject to officers dealing with the outstanding issues which had been raised by NED, the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

(Alderman Rodgers and Councillor Brooks returned to the meeting at this point.)

**LA04/2019/2951/F - Vary condition 11 (b) of approval LA04/2016/2385/F to amend the number of sound events exceeded as follows:**  
**(b) not exceed the 45dB L<sub>Amax</sub> for more than 15 sound events between 23:00 and 07:00 hrs within any proposed bedrooms with windows closed and alternative means of ventilation provided in accordance with current building control requirements at 81-107 York Street**

The Principal Planning officer outlined the details of the application to vary a technical condition, 11 (b) of a previous approval, namely, LA04/2016/2385/F, for purpose built student accommodation comprising 717 beds.

He explained that the variation of the condition related to a technical point regarding the sound levels within the building, where the 45dB L<sub>Amax</sub> should not be exceeded for more than 15 sound events between 23:00 and 07:00 hrs.

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He outlined to the Committee that Environmental Health had no objections to the revision and that no other objections had been received.

The Committee was reminded that, as the original approval had been granted with a Section 76 Legal Agreement, if the variation was granted, an updated Agreement would have to be agreed to reflect the change.

The Chairperson advised the Members that Ms. E. Walker, agent, was in attendance to answer any questions from Members.

In response to a Member's query as to why up to 15 sound events would be permitted, Ms. Walker explained that they had a noise consultant on their team and they had examined other similar properties. She advised the Members that the current condition did not take account the reality of passing ambulances or fire engines which would pass the building and register a sound above 45dB. She emphasised that Environmental Health was content with the proposed variation.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the case officer's report and delegated power to the Director of Planning and Building Control for the final wording of the conditions, noting that an updated Section 76 Legal Agreement would be drawn up.

**LA04/2018/2903/F - Change of use of warehouse and offices to event space including internal and external alterations at Arnott's, 16-20 Dunbar Street**

The Principal Planning Officer provided the Committee with an overview of the details of the application for the change of use from a warehouse and office to an event space.

She advised the Members that the application was in front of Members as it included a right of way, as an emergency exit, through a Council-owned car park to the west of the site. She explained that a temporary licence had been granted to accommodate the escape route but that it was only on a temporary basis given the long term redevelopment opportunity of the land.

She outlined the key issues in the assessment of the development were the principle of an event space at that location and the impact on amenity, traffic flow, parking and on the Conservation Area.

The Committee was advised that the proposed change of use was compliant with relevant policy and was therefore acceptable, subject to conditions.

The Principal Planning Officer advised the Members that NI Water, DfI Roads, BCC Estates and Environmental Health had all been consulted and had no objections subject to conditions.

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One objection had been received, raising issues with noise and outdoor smoking and she explained that the issues had been covered within the Case officer's report.

The Committee's attention was drawn to the Late Items Pack, where the agent had requested that the temporary approval be granted for three years. The Principal Planning Officer advised the Members that the agent had advised that three years, instead of two, would allow the operator sufficient time to carry out the internal set up works as well as a realistic timeframe to book future events and would also ensure the marketability of the site which required a calendar of events.

The Committee was advised that an Event Management Plan (EMP) had not yet been provided and it was therefore recommended that a condition be attached requiring that an EMP be submitted and agreed in writing, prior to the approved use becoming operational.

The Committee granted a temporary approval of three years to the application, subject to the conditions in the Case officer's report, and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

**LA04/2019/2928/F - Realigned fence and vehicle & pedestrian gates to replace existing. Widened pedestrian gates with additional landscaping, widened footpaths and the resurfacing of an existing road entrance on lands at the existing Invest NI Forthriver Industrial Estate, Woodvale Avenue**

The Principal Planning Officer outlined the details of a Belfast City Council application for an amended access to the Forthriver Industrial Estate from Woodvale Avenue.

She explained that the proposed gates measured 2.5metres high with new paladin fencing on either side of the entrance gates at the same height.

The Committee was advised that the proposed access would help create and enhance shared space by providing greater connectivity to the Estate for residents from the Woodvale area. She reported that the proposed access was considered to support the good design paragraphs within the SPPS, as it would make a positive use of the assets of the site.

In response to a Member's question, the Principal Planning Officer advised that the access would be a secondary access to the site.

The Members were advised that no third party representations had been received and that DfI Roads had been consulted and had offered no objection to the proposal.

The Committee granted approval to the application, subject to the imposing of the conditions, with Delegated Authority given to the Director of Planning and Building Control to finalise the wording of the conditions.



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Tuesday, 11th February, 2020**

**LA04/2019/2343/F - Demolition/removal of existing temporary building and erection of new two-storey Community Centre and Crèche at Walkway Community Association 1-9 Finvoy Street and lands between 31 Upper Newtownards Road and Bloomfield Baptist Church**

(Councillor McKeown left the meeting at this point)

The Committee was provided with the key aspects of the application from Belfast City Council.

The Principal Planning Officer outlined that the key issues in the assessment of the development included the proposed crèche use, height, scale, massing, layout and design, impact on the proposed Area of Townscape Character, impact on the residential amenity of neighbours and parking provision.

She advised the Committee that the applicant had engaged in a Pre-Application Discussion (PAD) in 2019 and that feedback had been provided to the agent and applicant.

The Members were advised that the principle of a new community centre was acceptable and that a new crèche would enable the relocation of an existing crèche on the Newtownards Road. The Principal Planning Officer outlined that the contemporary design was considered to be sympathetic and complementary to the area and sat comfortably with the surrounding properties. It was considered that the proposal would not detrimentally impact on the character or appearance of the proposed Area of Townscape Character.

The Committee was advised that Rivers Agency and NIEA had offered no objection to the proposals.

The Principal Planning Officer drew the Members' attention to the Late Items Pack. She explained that Environmental Health had requested the submission of a Generic Quantitative Risk Assessment and details of proposed odour extraction and ventilation systems. She explained that, following receipt of this information, Environmental Health had since responded to the consultation with no objection to the proposal subject to conditions.

The Committee was advised that, while the site was considered to be in a highly accessible location, a Travel Plan had been requested by DfI Roads. The Planning officer explained that, upon receipt of the information, DfI Roads would be consulted again and that additional conditions would be imposed if necessary.

The Members noted that no representations had been received.

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

Chairperson

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## Planning Committee

Wednesday, 26th February, 2020

### PLANNING COMMITTEE SITE VISIT – NOTE OF MEETING

Members Present: Councillor Carson (Chairperson);  
Councillors Brooks, Garrett, Hanvey  
and Murphy

Officers in Attendance: Mr. E. Baker, Planning Manager (Development  
Management);  
Mr. P. Fitzsimons, Principal Planning Officer;

#### Site Visits

The Committee convened at 12.15pm at the City Hall, for the purpose of undertaking 4 pre-emptive site visits in respect of the following applications:

- LA04/2019/2850/F - Extensions to existing aerospace manufacturing facility and associated site works to include internal access road , replacement car parking, drainage and existing access onto Heron Road at Bombardier Wing Manufacturing and assembly Facility Airport Road West, Belfast, BT3 9ED;
- LA04/2019/2810/F - Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works at lands to the south and east of Belfast Metropolitan College east of Public Records Office of NI north of Sydenham Road, west of Cuming Road and south of Hamilton Road, Titanic Quarter, Belfast;
- LA04/2019/2387/F - Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street at Land adjacent to Quay Gate House, 15 Scrabo Street, Belfast, BT5 4D: footpaths and public realm at Scrabo Street, Station Street and Middlepath Street; and

(Councillor Brooks left the Site Visit at this point.)

- LA04/2019/2299/F - Demolition of existing property and re-development of the site including the provision of approximately 243,000sqft gross build floorspace comprising class B1 (a0 office on 6 levels over active ground floor uses including retail (A1), restaurants, cafes and bars (sui generis) with a hotel of 174 bedrooms over ground plus 7 levels and associated double deck carparking of 62 spaces and related access for the redevelopment at 1-7 Fountain Street, 24-40 Castle Street and 6-8 Queen Street, Belfast.

The Members viewed the sites with the proposed plans.

Chairperson



Subject:	Financial Reporting – Quarter 3 2019/20
Date:	10 March 2020
Reporting Officer:	Aidan Thatcher, Director of Planning and Building Control
Contact Officer:	David Orr; Business Manager, Place and Economy Department

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

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

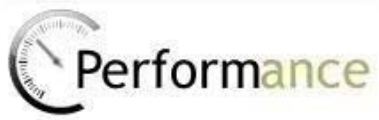
<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	This report presents the Quarter 3 financial position for the Planning Committee including a forecast of the year end outturn. It includes a reporting pack which contains a summary of the financial indicators and an executive summary (Appendix 1). It also provides a more detailed explanation of each of the relevant indicators and the forecast outturn for the year.
<b>2.0</b>	<b>Recommendations</b>
2.1	Members are asked to note the report and the associated financial reporting pack.
<b>3.0</b>	<b>Main report</b>

3.1	<p><b>Overall Council Financial Position</b></p> <p>The Council year end forecast is an under spend of £764k of the annual net expenditure budget. This was reported to the Strategic Policy and Resources Committee at its meeting on the 21<sup>st</sup> February. Given the departmental forecast, it was agreed to reallocate the forecasted underspend to previously agreed commitments as follows:</p> <p><b>Air Quality - £215k</b></p> <p>The People and Communities Committee of 5th November 2019 sought and received approval from this Committee on 22<sup>nd</sup> November 2019 to carry out an Air Quality Assessment costing between £145k and £215k depending on the final scope and complexity of the work. A specified reserve will now be set up to allow this work to be carried out in 2020/21.</p> <p><b>2021 UEFA Supercup - £200k</b></p> <p>The City Growth and Regeneration Committee meeting of 11th November recommended that priority be given to providing funding of £200k towards the hosting in the City of the event. A specified reserve will now be established for this agreed level of financing</p> <p><b>World Irish Dancing - £278k</b></p> <p>The City Growth and Regeneration Committee meeting of 6th December 2017 agreed to the hosting of the 2022 World Irish Dancing Championships in Belfast, at a cost of £400k. The current specified reserve stands at £122k and a further £278k will now be added to meet the Council's financial commitment to the event.</p>
3.2	<p><b>Committee Financial Position 2019/2020</b></p> <p>The Quarter 3 position for the Committee is a net under spend of £551k (48.65%), with the forecast year end position being an under spend of £673k (45%)</p> <p>The main reasons for the Committee under spend relate to planning fees received exceeding the anticipated level for the quarter by £506k offset by an under achievement of £315k fee income in Building Control. Interim vacancies within Building Control and reduced expenditure on dangerous structures have driven a £277k underspend in expenditure budgets with other underspends across the Planning Service equating to £82k.</p>
3.3	<p><u>Financial &amp; Resource Implications</u></p> <p>The report sets out the 2019/20 quarter 3 position.</p>
3.4	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>

	There are no equality implications with this report.
<b>4.0</b>	<b>Appendices</b>
4.1	Quarter 3 Performance Report

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Planning Committee

Quarterly Finance Report

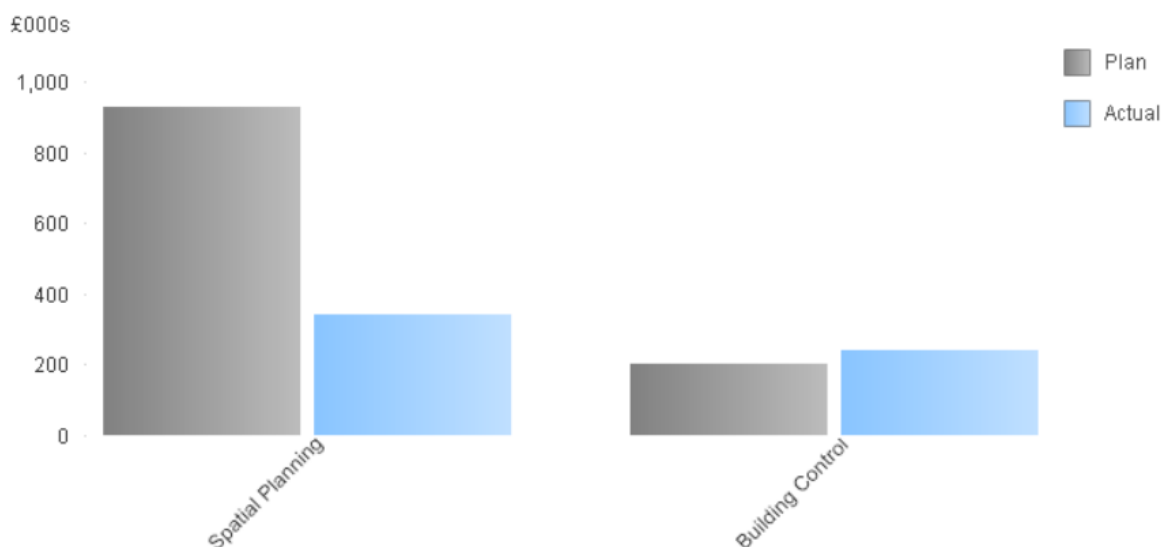
Report Period: Quarter 3, 2019/20

# Dashboard

Quarter 3, 2019/20

Revenue Section							Page
Committee	YTD	YTD Var £000s	Var %	Forecast	Forecast Var £000s	Var %	3,4
Spatial Planning		(589)	(63.3)%		(640)	(51.7)%	
Building Control		38	18.7%		(33)	(12.8)%	
<b>Total</b>		<b>(551)</b>	<b>(48.6)%</b>		<b>(673)</b>	<b>(45.0)%</b>	

## Committee Net Revenue Expenditure: Year to Date Position



The Planning Committee's overall position at the end of Quarter 3 is a net underspend of £551k.

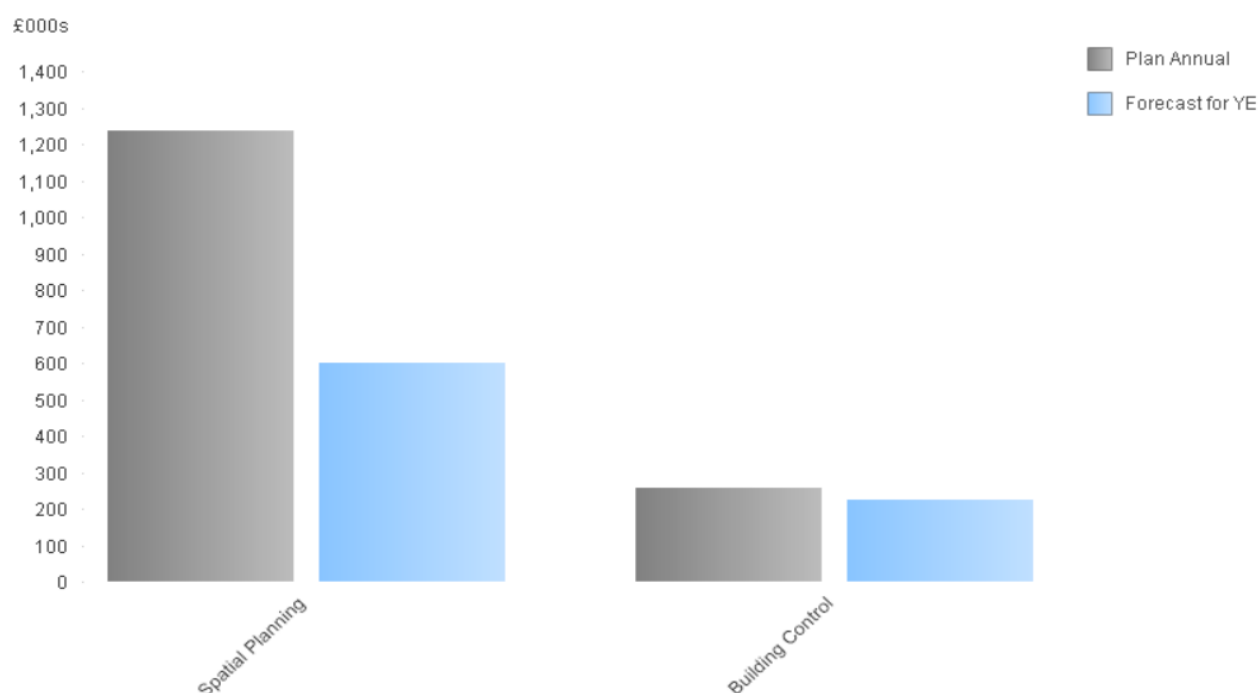
The Planning Service operates on annual estimated expenditure of £3.6m which is offset by annual estimated fee income of £2.3m.

At Quarter 3, The Planning Service is showing a net underspend of £589k driven by overachievement of anticipated planning fees by £506k including £164k relating to new licensing regulations for Houses of Multiple Occupation (HMOs) introduced in April 2019. The expenditure budget is underspent by £82k reflecting in-year efficiencies generated through a new advertising contract.

The Building Control Service operates on annual estimated expenditure of £4m which is offset by estimated annual fee income of £3.7m.

At quarter 3, Building Control is showing an over spend of £38k due to underachievement in income associated with inspection fees and Pavement Café which is offset against an increase in plan fees and an under spend associated with employee costs due to vacant posts and expenditure for dangerous structures and dilapidated buildings.

## Committee Net Revenue Expenditure: Forecast for Year End



The Planning Committee's overall forecast position for year-end is a net underspend of £673k (45%).

At Quarter 3, the Planning Service forecasts a net underspend of £640k based on overachievement of fee income of £580k including £200k relating to non-recurring additional fees in respect of planning implications of new HMO licensing regulations. The expenditure budget is forecast to be £60k underspent based on advertising efficiencies of £120k being offset by uncontrollable employee costs of £60k.

At quarter 3, Building Control is forecasting an under spend of £33k due to an expected underachievement in income associated with inspection fees and pavement café which is offset against an under spend in employee costs and dangerous structures. The Service will continue to monitor the expenditure to counteract the underachievement in income.

## Planning Committee

### Section Expenditure Budgetary Analysis & Forecast

Service	Plan YTD £000s	Actuals YTD £000s	Variance YTD £000s	% Variance	Annual Plan 2019/2020 £000s	Forecast for Y/E at P9 £000s	Forecast Variance £000s	% Variance
Building Control	203	241	38	18.7%	258	225	(33)	(12.8)%
Spatial Planning	929	341	(589)	(63.3)%	1,239	599	(640)	(51.7)%
<b>Planning Committee</b>	<b>1,132</b>	<b>581</b>	<b>(551)</b>	<b>(48.6)%</b>	<b>1,497</b>	<b>824</b>	<b>(673)</b>	<b>(45.0)%</b>

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## ARUP

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Northern Ireland  
t +44 28 9089 0900  
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www.arup.com

30 January 2020

Dear Michelle,

### The Paper Exchange

As part of The Paper Exchange application (LA04/2017/2268/F), we intend to apply for the abandonment of Seymour Lane located to the rear of the development. Under Article 68 of the NI Roads Order 1993, a road can be abandoned if the road is not necessary for road traffic. Previously the road acted as an access for the now demolished Oxford & Gloucester House and now acts as a secondary pedestrian egress for The Paper Exchange, with vehicular access relocated to Gloucester Street. Therefore, the road meets the criteria of Article 68.

I have enclosed a drawing outlining the folios under the clients control and the area to be abandoned. I have also enclosed the Land Registry maps indicating that the adjacent buildings do not have a right of way onto or through this road.

On this basis, I would be grateful if you could advise if DFI Roads are content to proceed with the abandonment and provide direction on the process.

If you require any further information, please do not hesitate to contact me.

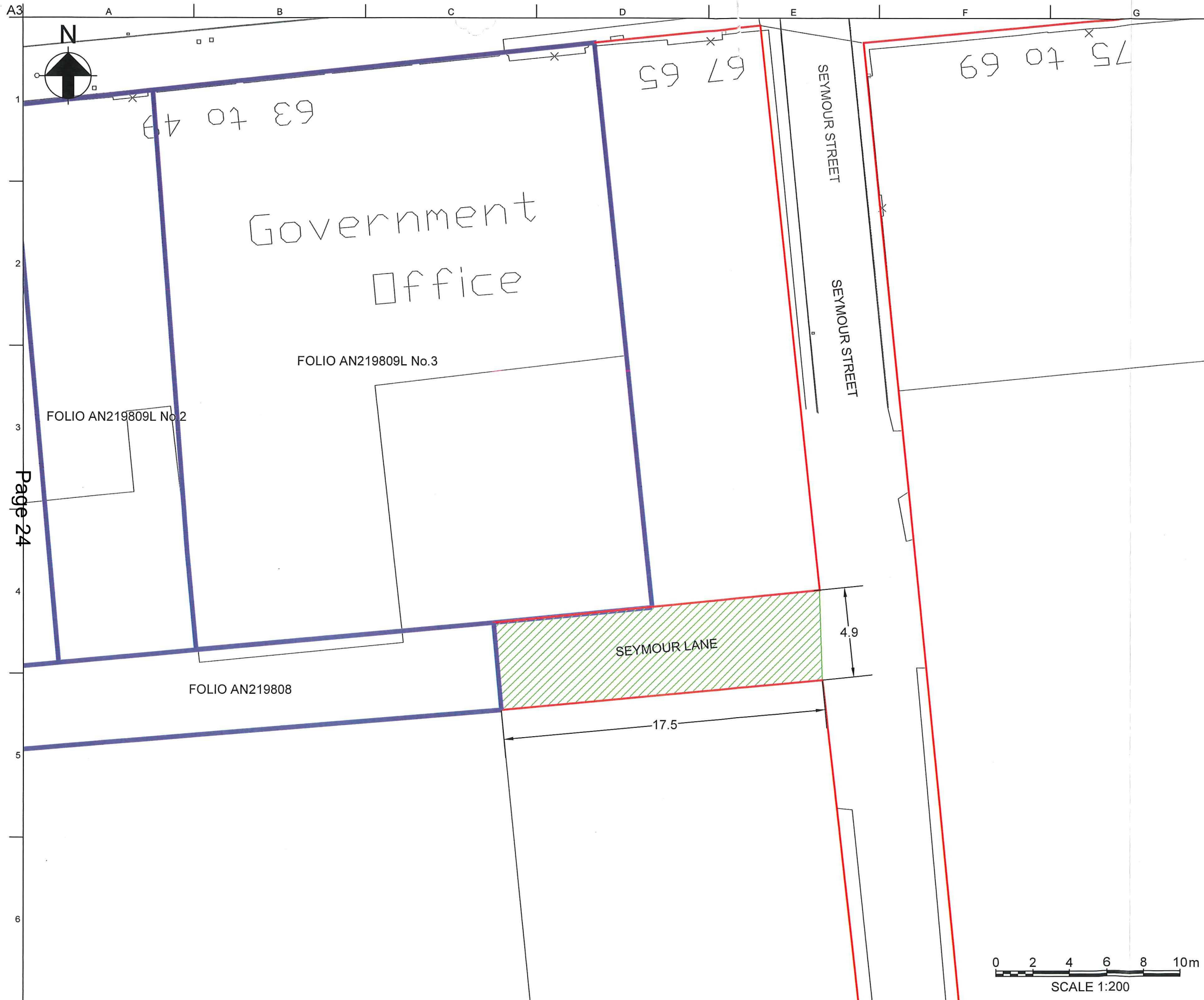
Yours sincerely



Philip Craig  
Transport Planner

Enc

Drawing 263484-SRU-ZZ-GF-DR-TR-2100  
Folio Maps



- NOTES**
1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
  2. FOLIO BOUNDARIES SHOWN BASED ON ORDNANCE SURVEY MAPPING AND THE LAND REGISTRY.



- KEY**
- CLIENT OWNED FOLIOS
  - EXISTING LINE OF DFI ROADS ADOPTION
  - AREA TO BE ABANDONED

P01	09/12/19	PSC	PSC	ES
Rev	Date	By	Chkd	Appd

**ARUP**

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Client  
Chichester Street  
Properties Limited

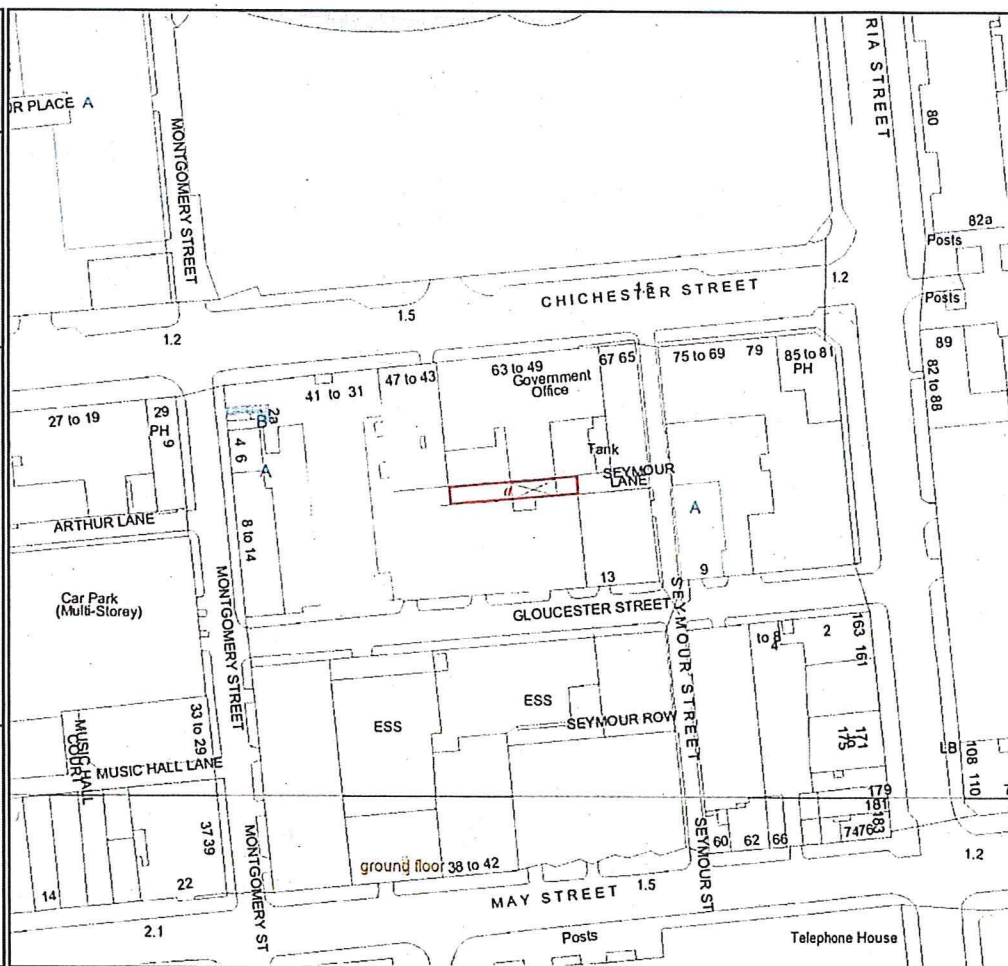
Project Title  
The Paper Exchange

Drawing Title  
Proposed Area for Abandonment

Scale at A3	1:200
Role	Consulting - Transport Planning
Suitability	- For Information
Arup Job No	263484-04
Rev	P01
Name	263484-SRU-ZZ-GF-DR-TR-2100



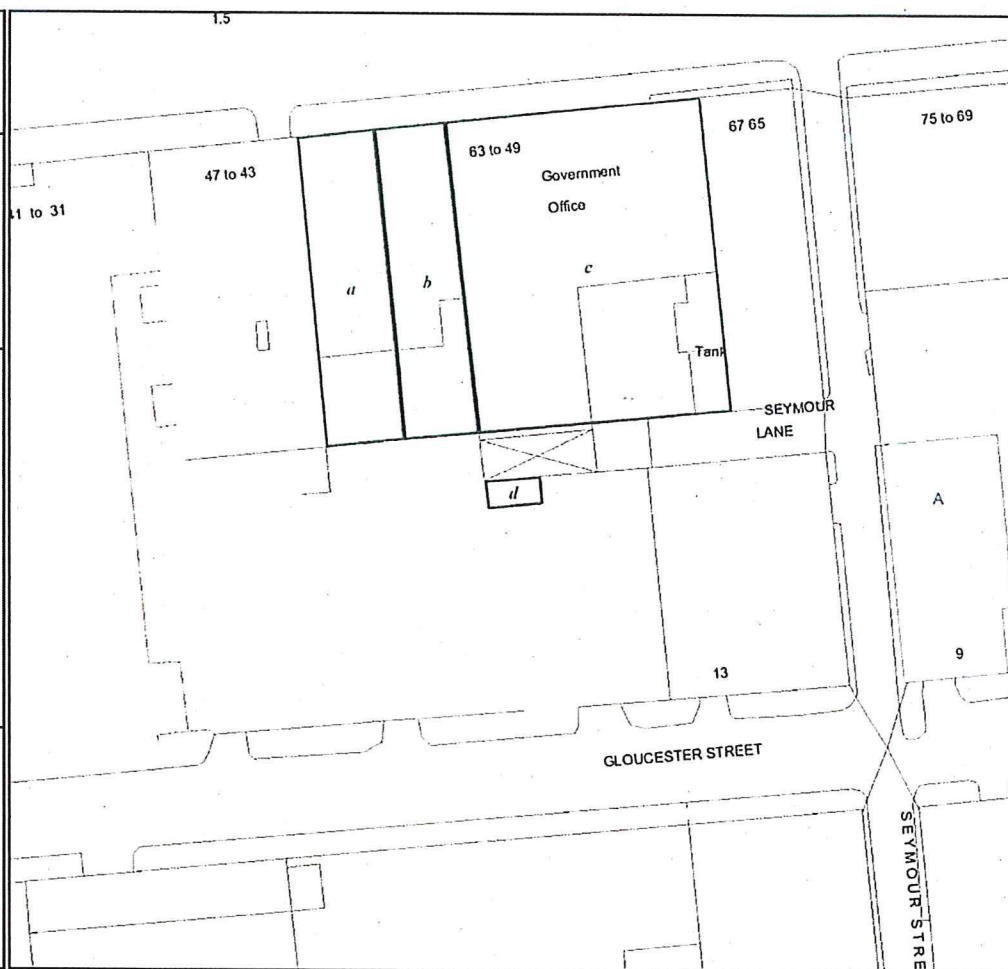
BELFAST PLANNING  
SERVICE



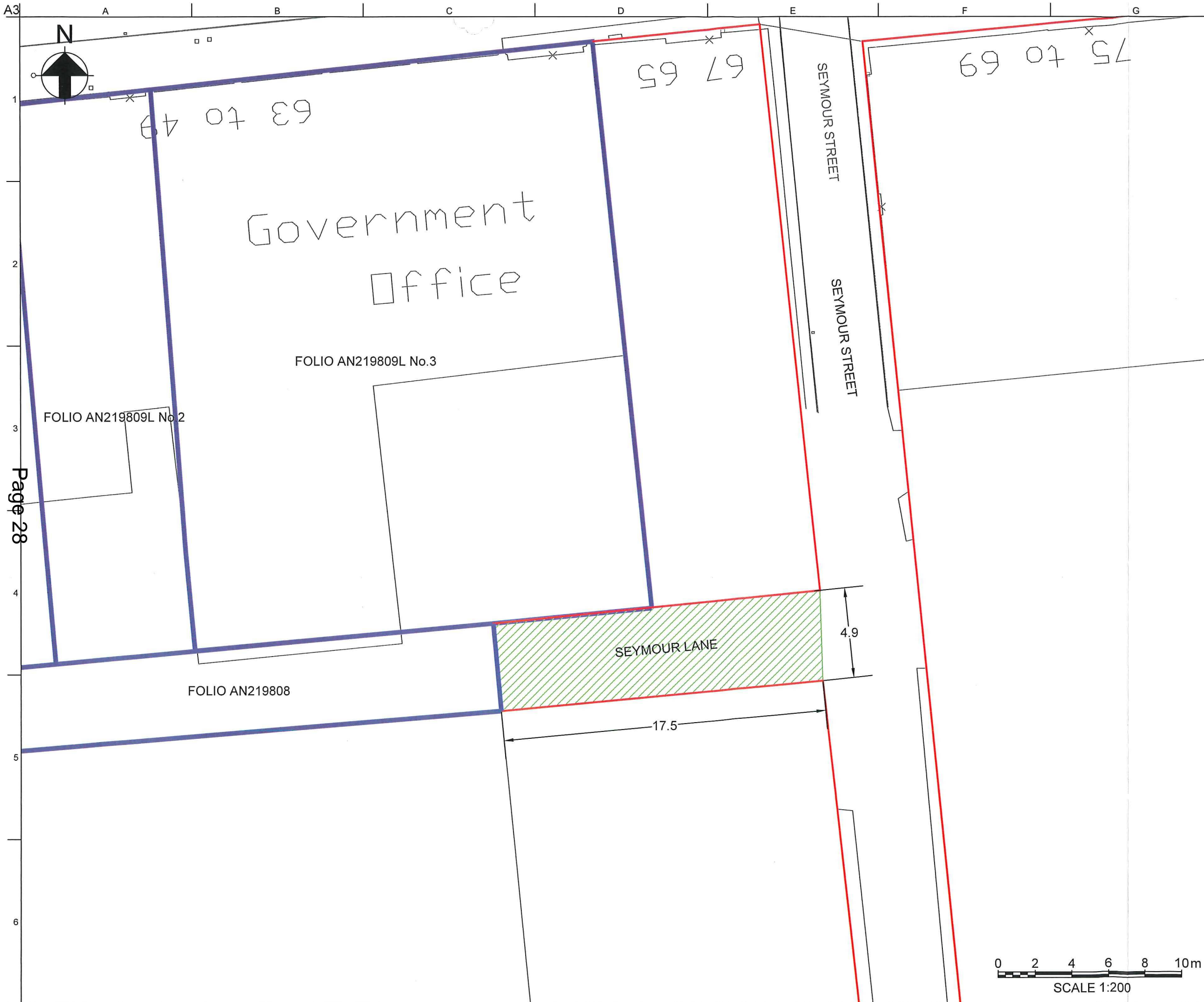
BELFAST PLANNING  
SERVICE



BELFAST PLANNING  
SERVICE







- NOTES**
1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
  2. FOLIO BOUNDARIES SHOWN BASED ON ORDNANCE SURVEY MAPPING AND THE LAND REGISTRY.



- KEY**
- CLIENT OWNED FOLIOS (Blue line)
  - EXISTING LINE OF DFI ROADS ADOPTION (Red line)
  - AREA TO BE ABANDONED (Green hatched area)

P01	09/12/19	PSC	PSC	ES
Rev	Date	By	Chkd	Appd

**ARUP**

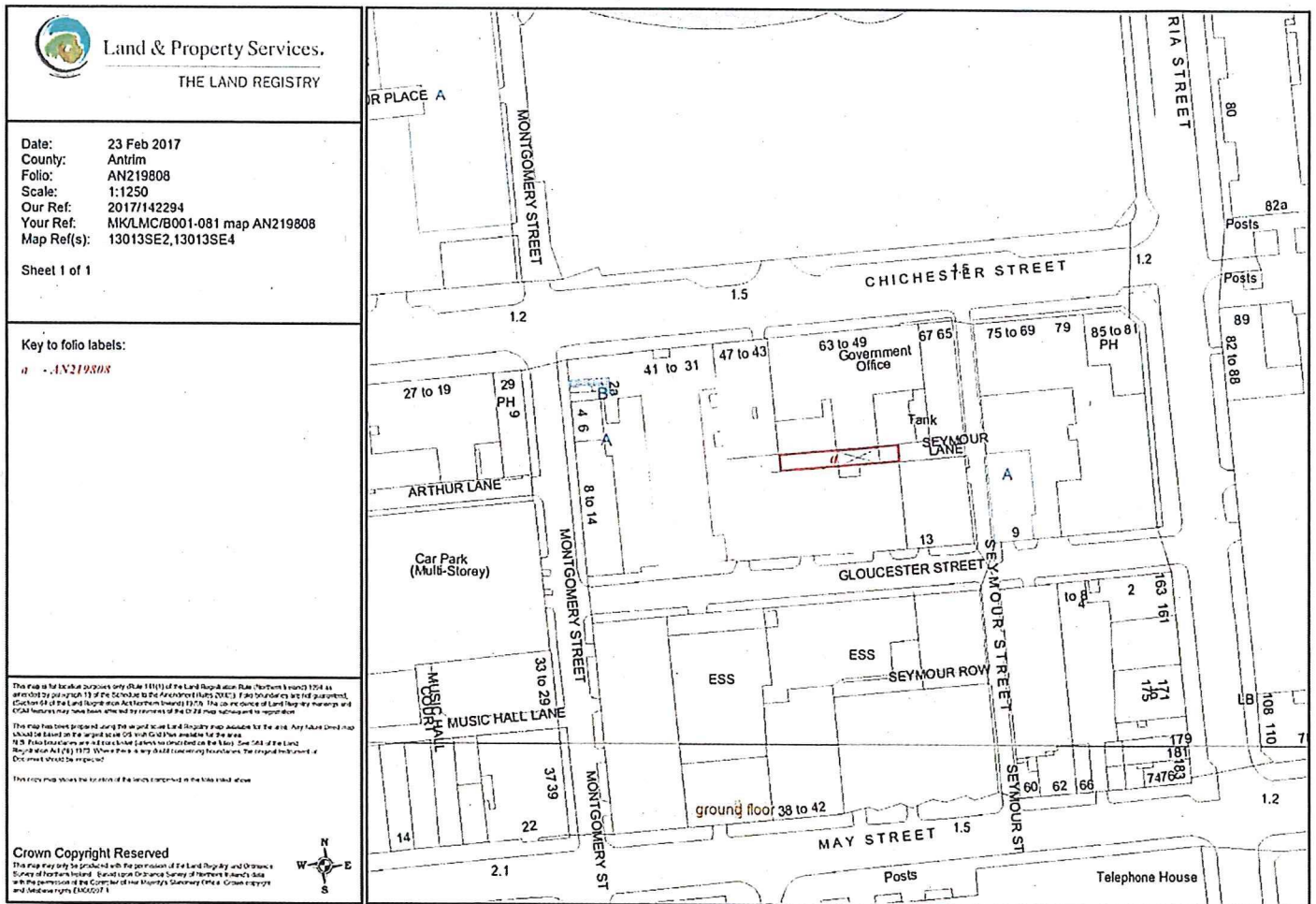
Bedford House 3rd Floor 16-22 Bedford Street  
Belfast BT2 7FD  
Tel +44 (0)28 9089 0900 Fax +44 (0)28 9089 0901  
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Client  
Chichester Street  
Properties Limited

Project Title  
The Paper Exchange

Drawing Title  
Proposed Area for Abandonment

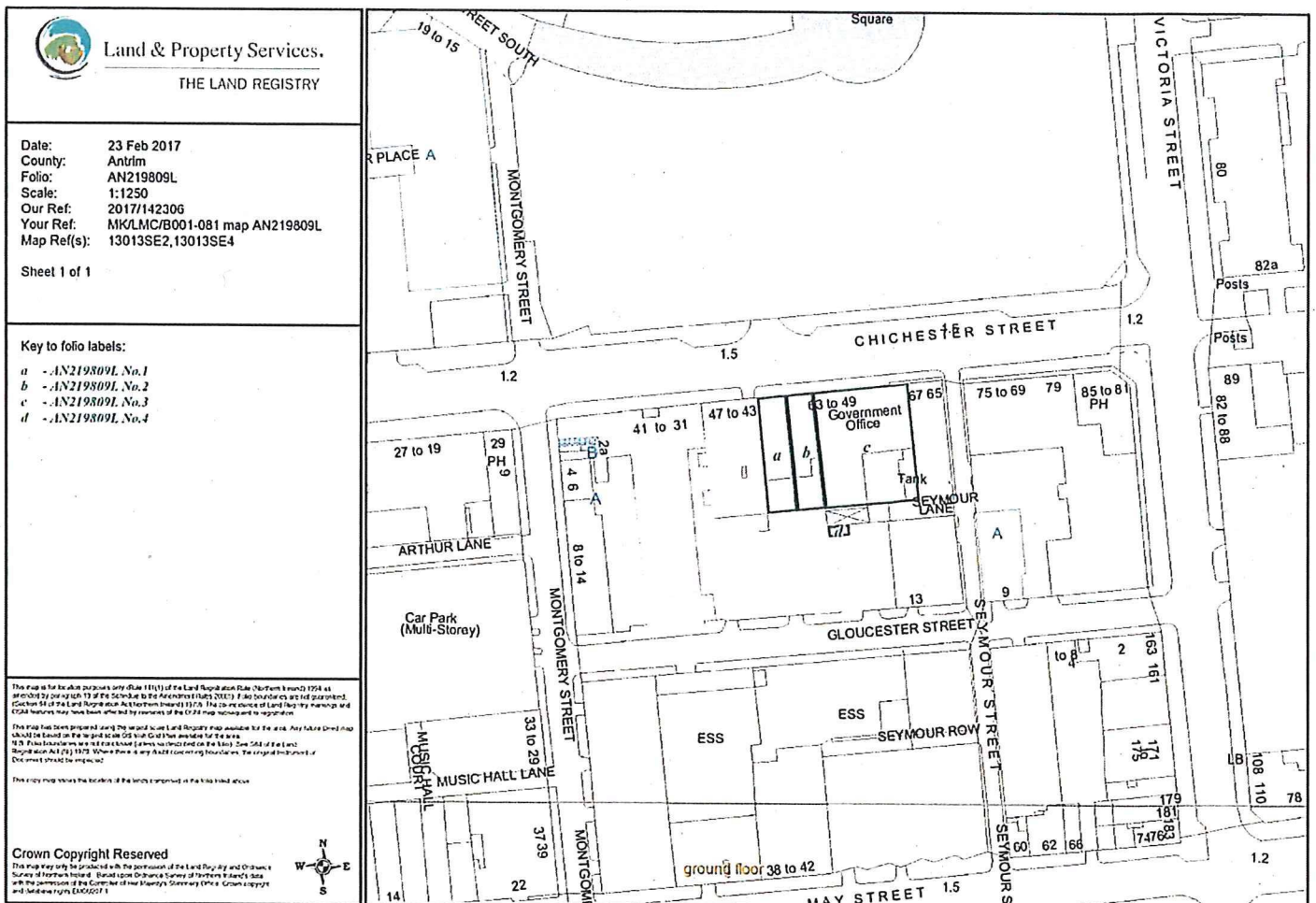
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Suitability	- For Information
Arup Job No	263484-04
Name	263484-SRU-ZZ-GF-DR-TR-2100
Rev	P01

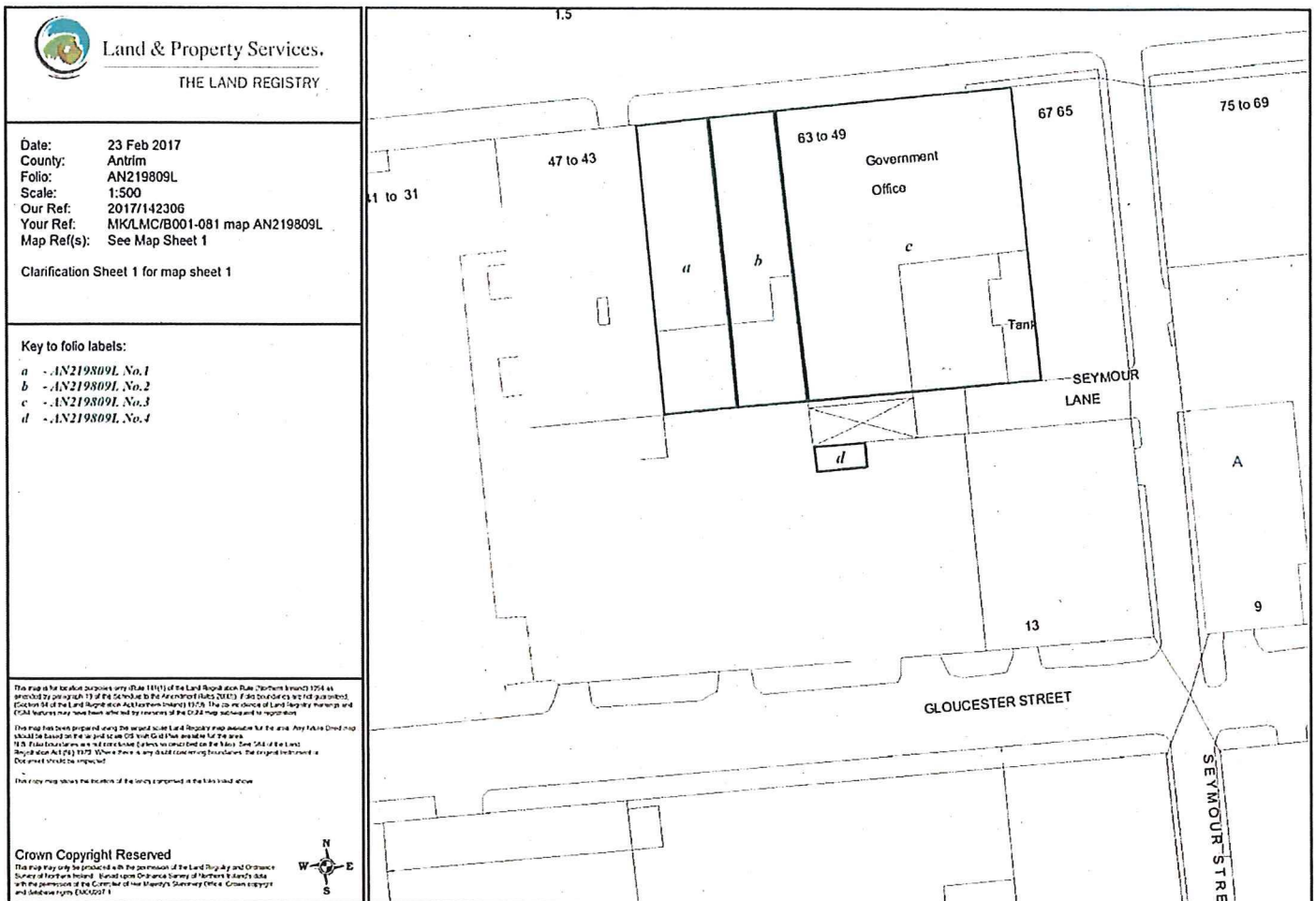


BCC  
DEPARTMENT FOR  
PLACE AND ECONOMY  
RECEIVED

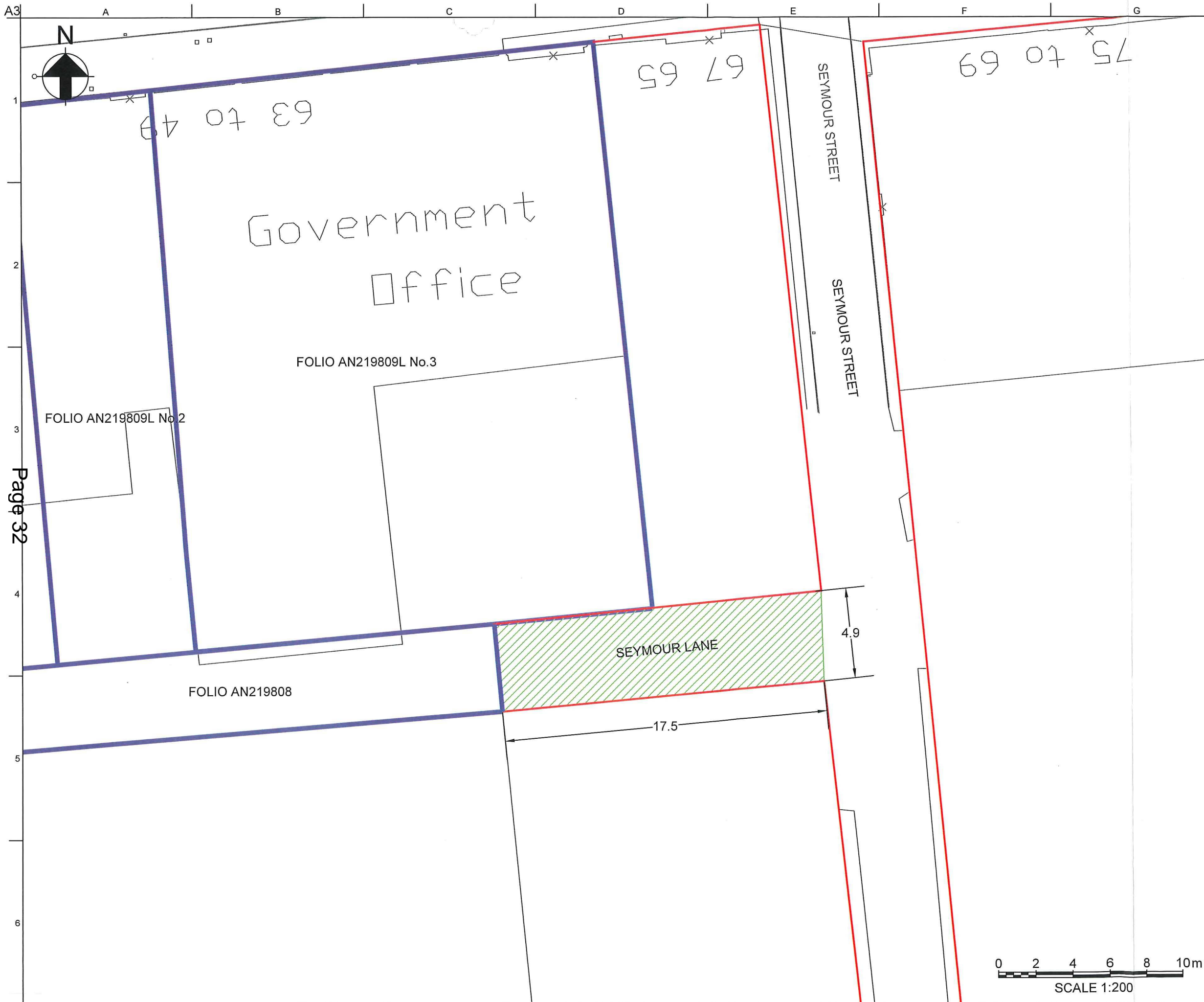
31 JAN 2020

BELFAST PLANNING  
SERVICE

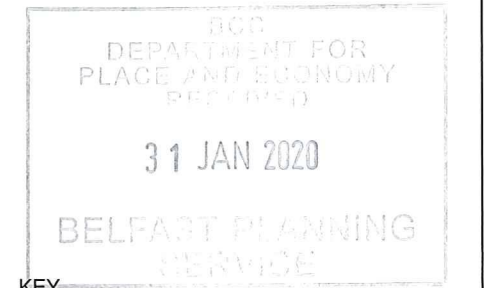








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- KEY**
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  - EXISTING LINE OF DFI ROADS ADOPTION
  - AREA TO BE ABANDONED

P01	09/12/19	PSC	PSC	ES
Rev	Date	By	Chkd	Appd

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Client  
Chichester Street  
Properties Limited

Project Title  
The Paper Exchange

Drawing Title  
Proposed Area for Abandonment

Scale at A3 1:200

Role Consulting - Transport Planning

Suitability - For Information

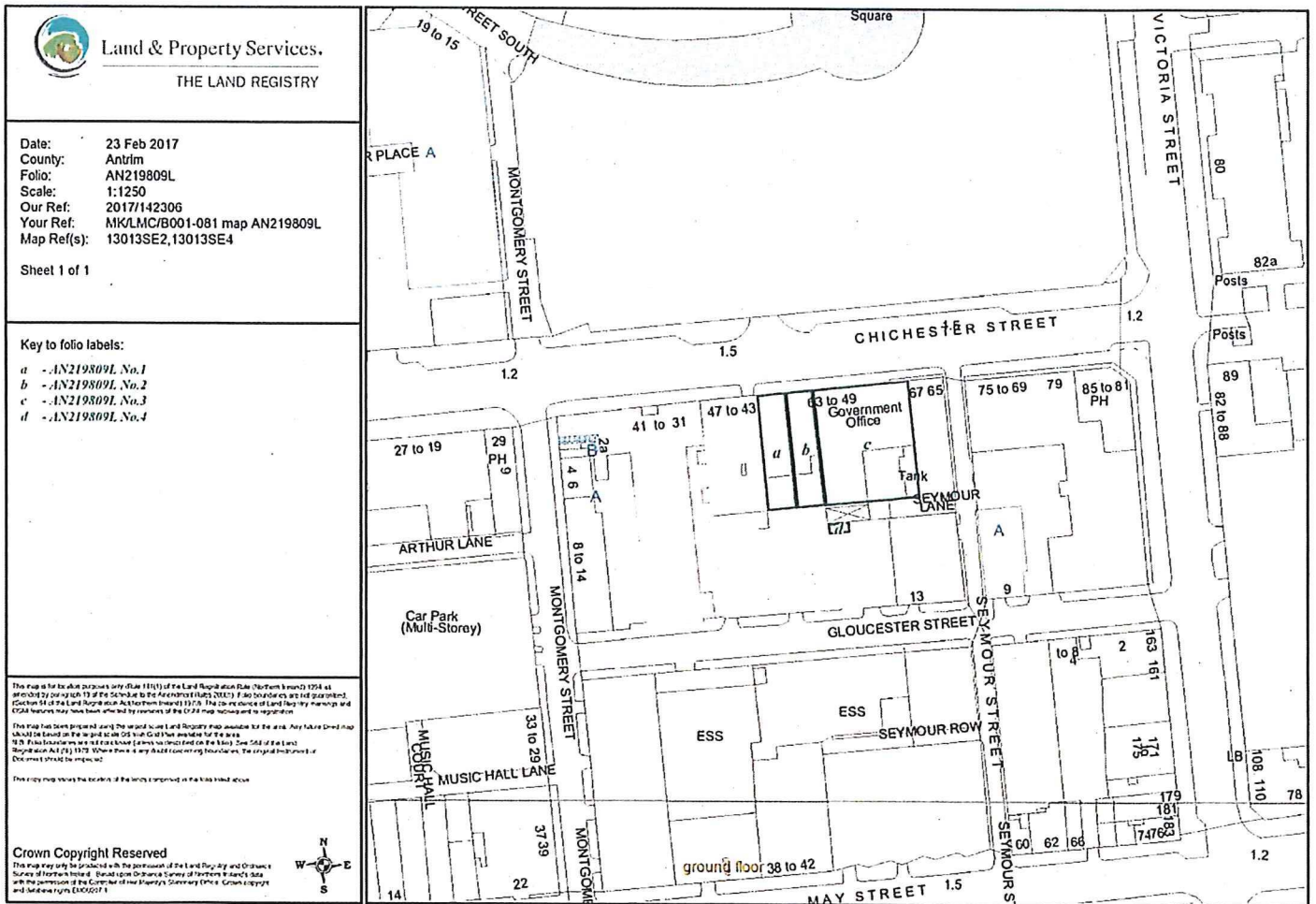
Arup Job No 263484-04 Rev P01

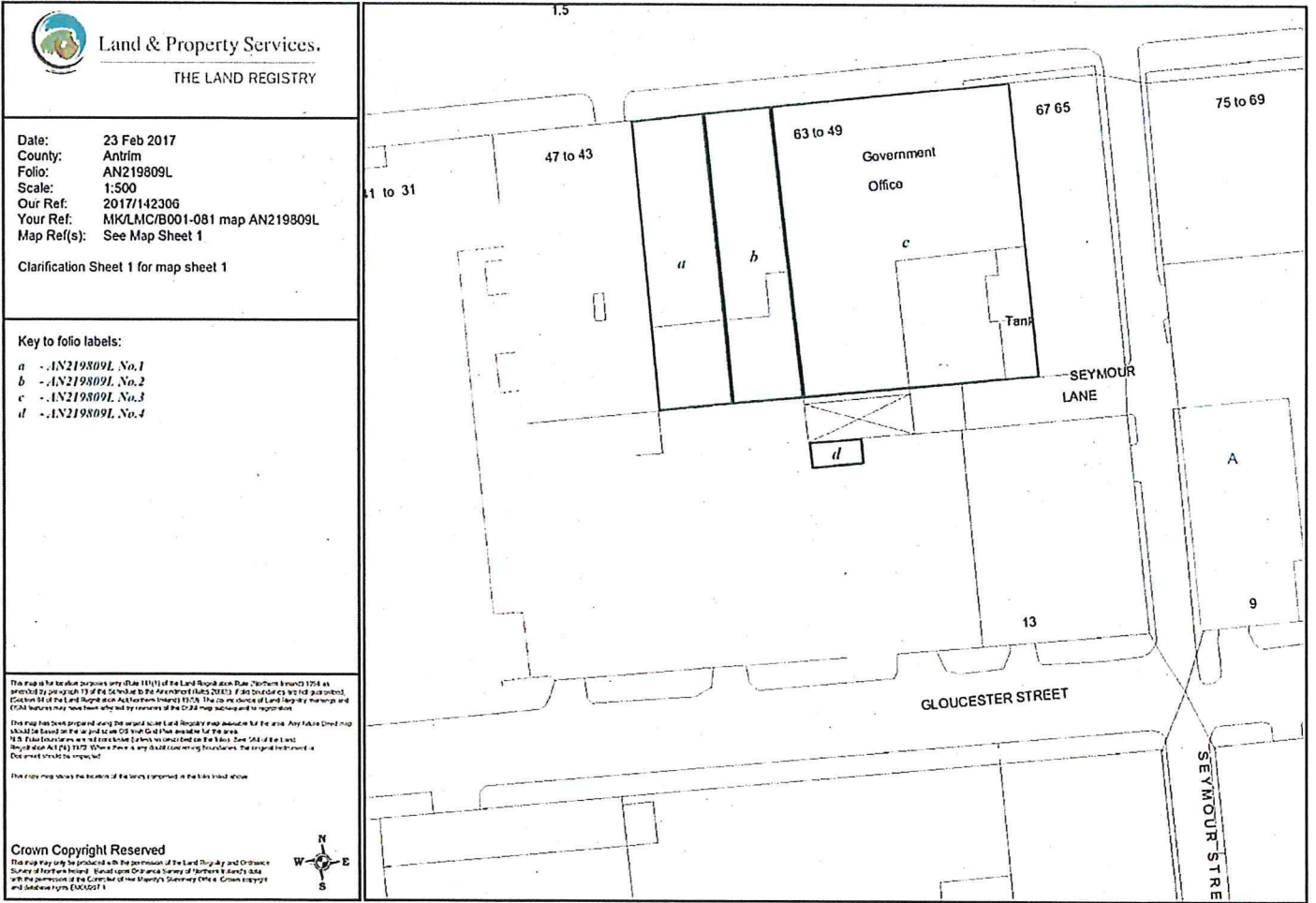
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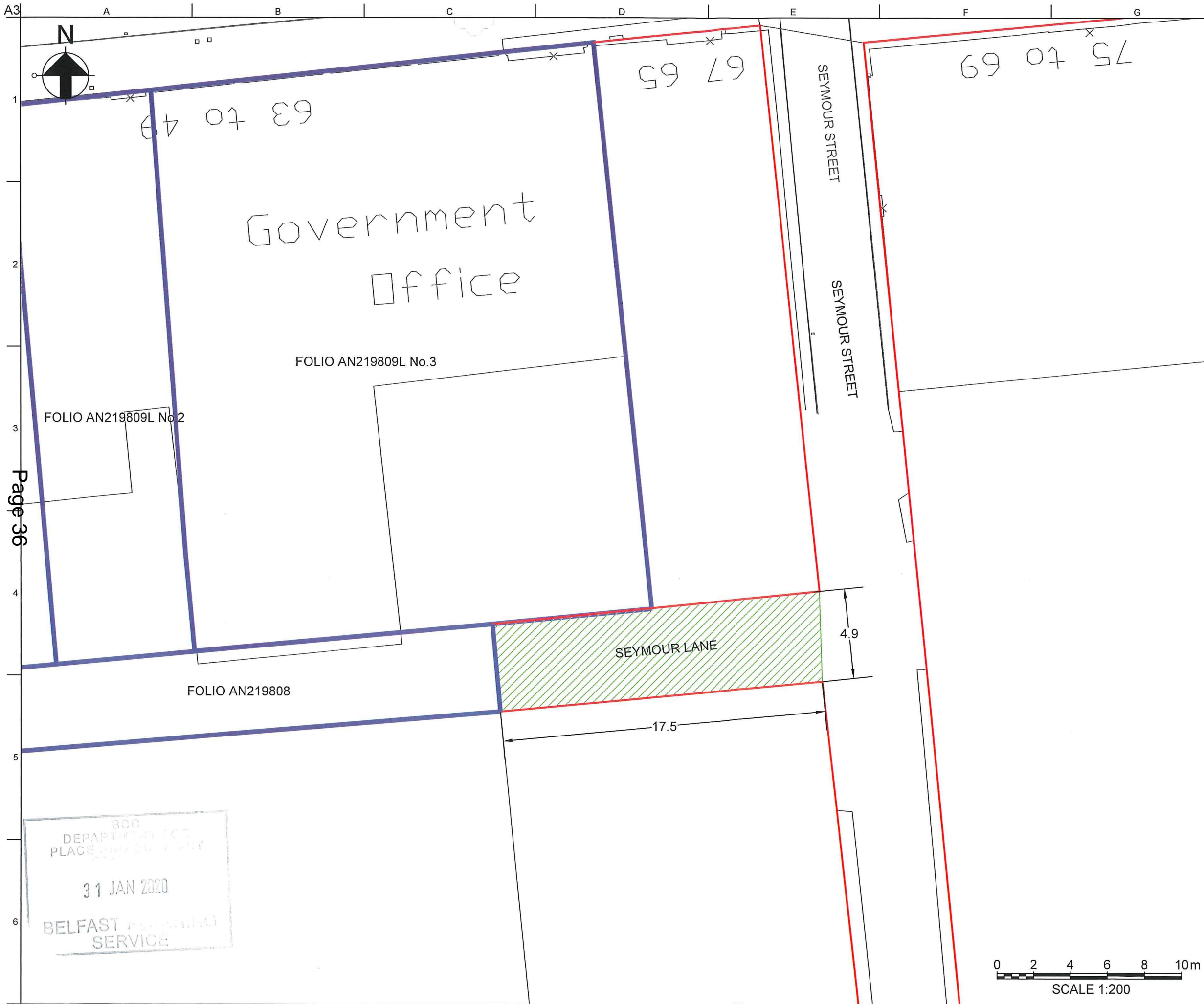


BELFAST PLANNING  
SERVICE









- NOTES**
1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
  2. FOLIO BOUNDARIES SHOWN BASED ON ORDNANCE SURVEY MAPPING AND THE LAND REGISTRY.

**KEY**

CLIENT OWNED FOLIOS

EXISTING LINE OF DFI ROADS ADOPTION

AREA TO BE ABANDONED

P01	09/12/19	PSC	PSC	ES
Rev	Date	By	Chkd	Appd

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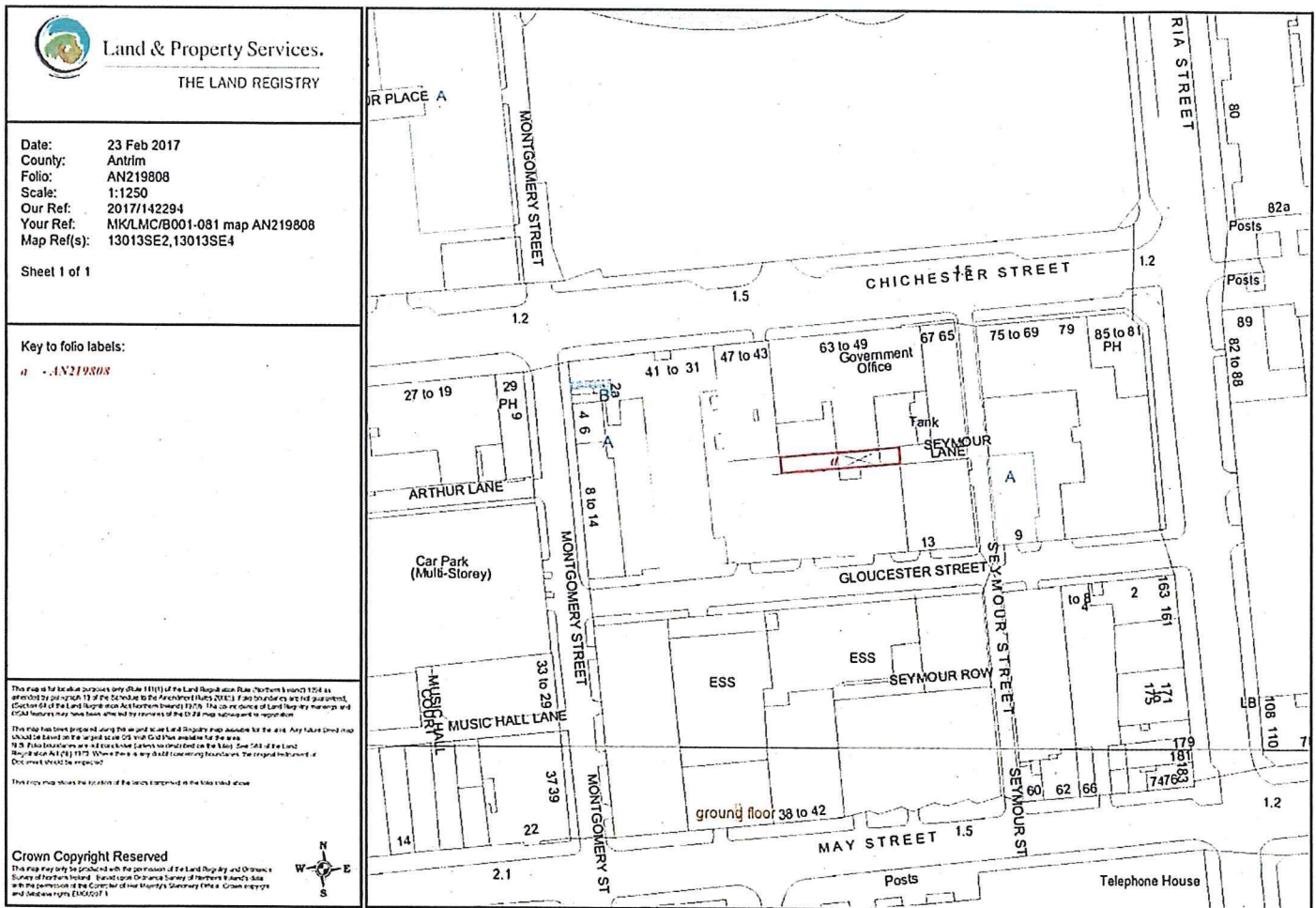
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Chichester Street  
Properties Limited

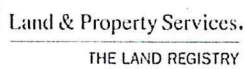
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The Paper Exchange

Drawing Title  
Proposed Area for Abandonment

Scale at A3 1:200	
Role Consulting - Transport Planning	
Suitability - For Information	
Arup Job No 263484-04	Rev P01
Name 263484-SRU-ZZ-GF-DR-TR-2100	







Date: 23 Feb 2017  
County: Antrim  
Folio: AN219809L  
Scale: 1:1250  
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Your Ref: NK/LMC/B001-081 map AN219809L  
Map Ref(s): 13013SE2, 13013SE4

Sheet 1 of 1

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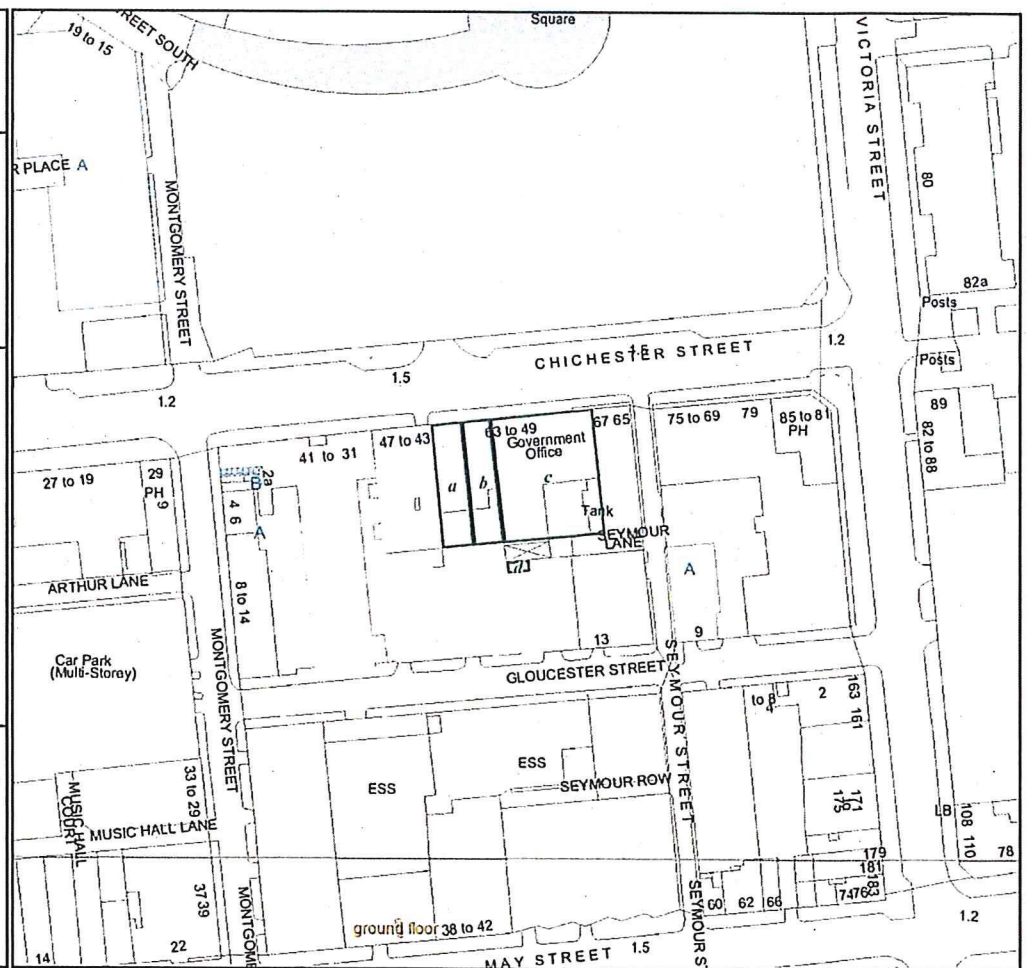
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b - AN219809L No.2  
c - AN219809L No.3  
d - AN219809L No.4

[illegible]

The empty expression the location of the liney expression is the line listed above

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Land & Property Services.  
THE LAND REGISTRY

Date: 23 Feb 2017  
County: Antrim  
Folio: AN219809L  
Scale: 1:500  
Our Ref: 2017/142306  
Your Ref: MK/LMC/B001-081 map AN219809L  
Map Ref(s): See Map Sheet 1

Clarification Sheet 1 for map sheet 1

Key to folio labels:

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- b - AN219809L No.2
- c - AN219809L No.3
- d - AN219809L No.4

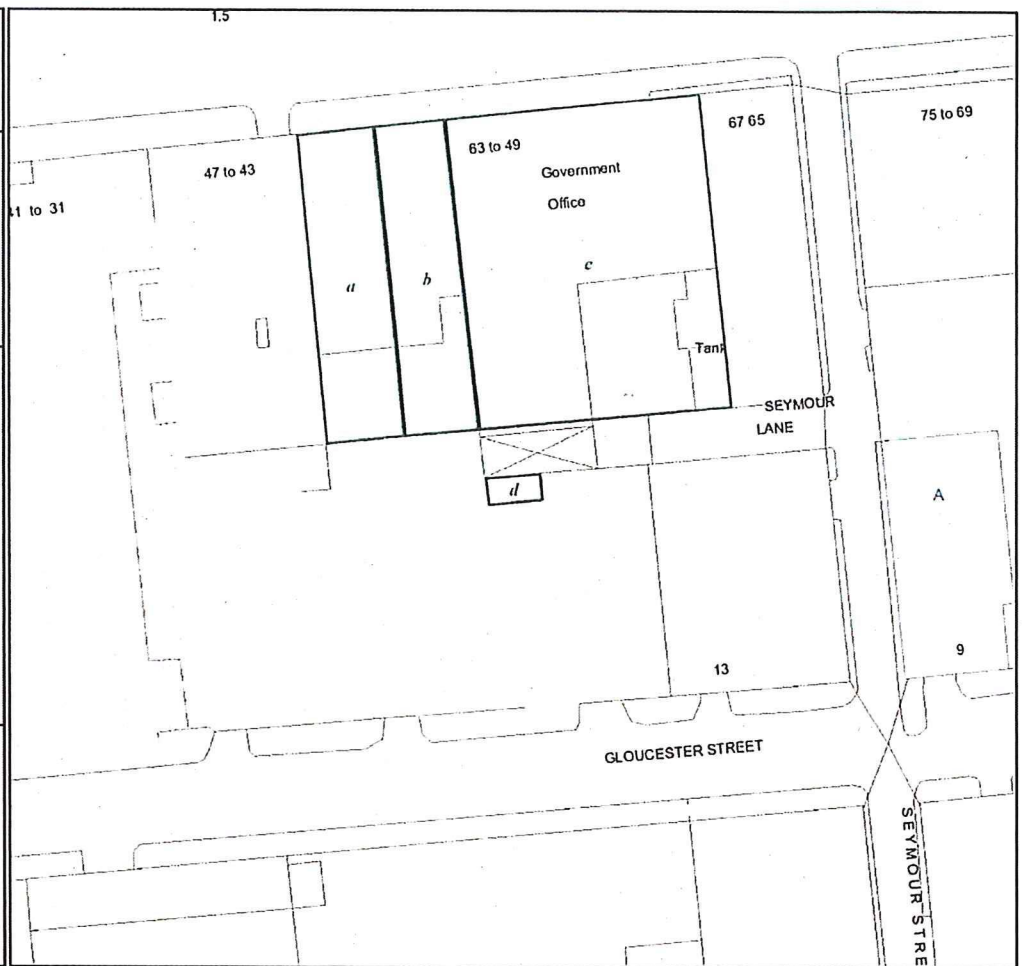
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Planning decisions issued between 3 February and 2 March 2020 - No. 224

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2017/1439/F	LOCDEV	lands opposite Ruby Cottages and St Ellens Terrace Edenderry road Edenderry Village BT8 8JN	Proposed construction of 13 no. dwellings comprising 3 no. detached dwellings and 6 no. semi detached dwellings along with 4 no. apartments. Development also includes alteration of an existing access, parking, landscaping, pumping station and ancillary works (Amended proposal description and drawings)	PERMISSION GRANTED
LA04/2018/1049/LBC	LOCDEV	RBAI (Royal Belfast Institution) College Square East Belfast BT1 6DL	Refurbishment works, classroom upgrade.	PERMISSION GRANTED
LA04/2018/2445/LBC	LOCDEV	Former Butchers Building 108 North Street and 1 Gresham Street Belfast and adjacent lands to the North-West.	Internal and external alterations to existing building to facilitate a change of use and extension.	PERMISSION GRANTED
LA04/2018/2464/F	LOCDEV	Former Butchers Building 108 North Street and 1 Gresham Street Belfast and adjacent lands to the North West.	Alteration and extension of existing listed building including change of use from retail (all floors) to cafe/restaurant at ground floor and office at first and second floors with all associated site works.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2018/2470/O	MAJDEV	Vacant lands at existing level Carpark bounded by Winetavern Street Gresham Street and North Street including 108 North Street and 1 Gresham Street Belfast.	Mixed use regeneration and development of vacant surface level car park and refurbishment of existing listed Butchers building, with erection of new fixed use buildings (heights varying between 3-9 storeys). Proposal to comprise basement level car parking, ground floor retail/restaurant/coffee shop/workspace uses, with Grade A and SME offices above. Provision of new pedestrian accesses from Gresham and Winetavern Street; associated public realm, landscaping, associated plant, and all site and access works.	PERMISSION GRANTED
LA04/2018/2890/F	LOCDEV	1-3 Eglantine Place Belfast BT9 6EY.	Proposed full rear extension and change of use from use class B1 to C1 (11 no. 1-bed apartments) including demolition of existing rear elevation, single storey rear return and some internal floors and walls (Amended Description and Drawings)	PERMISSION GRANTED
LA04/2018/2903/F	LOCDEV	16-20 Dunbar Street Belfast BT1 2LH.	Change of use of warehouse and offices to event space including internal and external alterations [amended site location plan to show fire escape route]	PERMISSION GRANTED
LA04/2019/0266/F	LOCDEV	1 Wedderburn Gardens Finaghy Belfast.	Proposed extension and alterations to rear of existing dwelling and construction of new end terrace dwelling	PERMISSION GRANTED
LA04/2019/0282/F	LOCDEV	Balmoral Hotel Blacks Road Dunmurry Belfast BT10 0NF.	Extension consisting of 26 No.bedrooms/ensuites, passenger lift and replacement store	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/0324/DCA	LOCDEV	1-3 Eglantine Place Belfast BT9 6EY.	Demolition of existing rear wall, rear part of the slab on first, second and third floor, rear part of the roof and internal walls (Amended Description).	PERMISSION GRANTED
LA04/2019/0374/F	LOCDEV	Roumania Rise Belfast BT12 4SX.	5 person 3 bedroom semi detached house 1No. units. 3 person 2 bedroom semi detached house 1No. unit.	PERMISSION GRANTED
LA04/2019/0413/F	LOCDEV	2D-E Lower Clonard Street Town Parks Belfast BT12 4NH.	Construction of 2No. general needs houses	PERMISSION GRANTED
LA04/2019/0780/F	LOCDEV	Land adjacent to 12-22 Broom Park Heights and formerly 53 Gardenmore Road Kileaton Belfast.	Residential development with 14 new houses, comprising 8No. 3 person 2 bed, 5No. 5 person 3 bed ♦, 1No. 5 person 3 bed complex needs house (amended P1 form ♦ P2 form)	PERMISSION GRANTED
LA04/2019/0811/F	LOCDEV	21 Linenhall Street Belfast BT2 8AD.	Removal of existing roof void and replacement with single storey, flat roof extension to provide one residential unit, provision of associated plant at roof level and internal reconfiguration of existing office building to facilitate access to residential unit. (AMENDED PLANS)	PERMISSION GRANTED
LA04/2019/0927/DC	LOCDEV	Land adjacent to McKinney House Musgrave Park Malone Lower Belfast BT9 7HZ.	Discharge of condition no. 8 of LA04/2015/1492/F (details of boundary walls)	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/0991/F	MAJDEV	57-59 & 61-63 Dublin Road Belfast BT2 7HE.	Demolition of existing buildings and erection of 10 storey mixed use development comprising a restaurant on the ground and mezzanine floors and 71 No. apartments.(amended description and further information received)	PERMISSION GRANTED
LA04/2019/0995/F	LOCDEV	Lands east of and adjacent to 63 Dundela Street including 87A Dundela Street Belfast	Construction of 4No. (1No Bedroom) Townhouses.	PERMISSION GRANTED
LA04/2019/0997/O	LOCDEV	Lands at 200 Stewartstown Road Dunmurry Belfast BT17 0LE.	Petrol Filling Station with associated retail unit, Restaurant/deli/coffee shop, individual retail units and office/community use space, workshop units with associated car parking.	PERMISSION GRANTED
LA04/2019/0999/F	LOCDEV	1b Ballarat Street Belfast BT6 8FW.	Demolition of existing building and construction of new residential apartment building comprising 6 No. apartments.	PERMISSION GRANTED
LA04/2019/1009/LBC	LOCDEV	62-64 Donegall Pass Belfast BT9 1BU.	Extensions to offices on ground floor and above existing annex to upper first floors (AMENDED DESCRIPTION AND AMENDED PLANS).	PERMISSION GRANTED
LA04/2019/1087/F	LOCDEV	62-64 Donegall Pass Belfast BT7 1BU.	Extensions to offices on ground floor and above existing annex to upper first floors. (AMENDED DESCRIPTION AND AMENDED PLANS)	PERMISSION GRANTED
LA04/2019/1093/DCA	LOCDEV	21 Linenhall Street Belfast.	Removal of existing roof void	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1232/F	LOCDEV	Land surrounding Glenview Terrace and Woodbourne Crescent off the Suffolk Road Belfast BT11 9PG.	Environmental improvement scheme comprising repaving, installation of street furniture, tree planting, cycle parking and street lights; including the introduction of a one way traffic system, new pedestrian footpath, new delivery area, railings and gates; and the rationalisation of existing car parking to form 50 public and 6 in-curtilage spaces.	PERMISSION GRANTED
LA04/2019/1385/A	LOCDEV	Raidio Failte 30 Divis Street Belfast BT12 4AL.	Raised metal letters on north elevation	PERMISSION GRANTED
LA04/2019/1392/DC	LOCDEV	Robinson Leisure Centre Montgomery Road Belfast BT6 9HS.	Discharge of conditions no's. 11, 24 and 26 of LA04/2016/2560/F (details of walls fences, Artificial Light Verification Report ♦ odour system)	CONDITION NOT DISCHARGED
LA04/2019/1498/F	LOCDEV	Broadcasting House Ormeau Avenue Belfast BT2 8HQ.	Redevelopment of BBC Broadcasting House to include: internal reconfiguration and refurbishment of existing buildings (studio block, office block and Broadcasting House), extension to the rear of Broadcasting House, landscaped plaza fronting onto Linenhall Street, new energy centre building, facade treatment to office and studio blocks, new entrance onto Linenhall Street, new BBC signage and the removal of 7no. on street parking spaces to facilitate the public realm treatment of Linenhall Street to incorporate a pickup/drop-off zone.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1500/LBC	LOCDEV	Broadcasting House Ormeau Avenue Belfast BT2 8HQ.	Demolition of unlisted buildings to the rear of Broadcasting House, service yard wall and associated plant (located on roof) to enable the proposed extension of Broadcasting House and new landscaped plaza onto Linenhall Street.	PERMISSION GRANTED
LA04/2019/1629/F	LOCDEV	4a Newforge Lane Belfast BT9 5NU.	Variation of condition 4 (Boundary retention) and 5 (hard soft landscaping) of Z/2012/0770/F to allow for removal of boundary vegetation and amendments to approved landscaping plan. (AMENDED LANDSCAPING PLAN)	PERMISSION GRANTED
LA04/2019/1636/F	MAJDEV	Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road Belfast.	Erection of hotel comprising 276 beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), landscaped public realm, car parking and associated site and road works.	PERMISSION GRANTED
LA04/2019/1652/F	LOCDEV	22 Lower Windsor Avenue Belfast BT9 7DW.	Change of use from offices to meeting rooms for a religious organisation. Addition of dormers to front and back and first floor extension to existing rear return.	PERMISSION GRANTED
LA04/2019/1657/DCA	LOCDEV	Broadcasting House Ormeau Avenue Belfast BT2 8HQ.	Demolition of unlisted buildings to rear of Broadcasting House, service yard wall and associated plant to enable extension of Broadcasting House and landscaped plaza onto Linenhall Street.	PERMISSION GRANTED
LA04/2019/1664/F	LOCDEV	21 Fountain Street Belfast BT1 5EA.	Change of use from retail to offices on first and second floor, refurbishment of existing ground floor retail unit and elevational alterations.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1665/DCA	LOCDEV	21 Fountain Street Belfast BT1 5EA.	Demolition of walls (Internal and external), stairs and roof parapet.	PERMISSION GRANTED
LA04/2019/1668/F	LOCDEV	Rock Building North Boundary Street Belfast BT13 9LE.	Change of use of church halls to community offices and local history and interpretive exhibition area and social space, elevational changes and landscaping to derelict site.	PERMISSION GRANTED
LA04/2019/1746/DCA	LOCDEV	18 Kings Road Belfast BT5 6JJ	Demolition of existing detached garage and single storey rear extension, to enable a new single storey rear extension. Part demolition of existing low garden wall and steps.	PERMISSION GRANTED
LA04/2019/1747/F	LOCDEV	18 Kings Road Belfast BT5 6JJ	Demolition of existing detached garage and existing single storey rear extension to enable a new single storey rear and side extension with landscaping works.	PERMISSION GRANTED
LA04/2019/1762/F	LOCDEV	291 North Queen Street Belfast BT15 1HS.	Change of use of existing dwelling house to a holiday let (retrospective)	PERMISSION GRANTED
LA04/2019/1845/F	LOCDEV	12-15 Donegall Square West Belfast BT1 6JS.	Replacement generator to the rear of building, on site of former condensers at fifth floor roof level.	PERMISSION GRANTED
LA04/2019/1850/LBC	LOCDEV	Danske Bank HQ 12-15 Donegall Square West Belfast BT1 6JS.	Replacement generator to the rear of building, on site of former condensers at fifth floor roof level.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1866/LDE	LOCDEV	Academy One Fitness Gym 3rd Floor Conway Mill Conway Street Belfast BT13 2DE.	Retention of change of use to gym.	PERMITTED DEVELOPMENT
LA04/2019/1885/F	LOCDEV	27 Innisfayle Road Belfast BT15 4ES.	Erection of single dwelling and associated external works and landscaping.	PERMISSION GRANTED
LA04/2019/1903/F	LOCDEV	Bank buildings (bound by Castle Street Bank Street and Royal Avenue) Royal Avenue Belfast BT1 1BL.	Conservation led redevelopment and restoration of Bank Buildings, including reinstatement of previously removed upper floor structures from Bank Street, Royal Avenue and Castle Street facades and reinstatement of 1970s wall on Bank Street, for the erection of a retail store connecting to existing Primark store on Castle Street with ancillary cafe and associated site works.	PERMISSION GRANTED
LA04/2019/1905/LBC	LOCDEV	Bank buildings (bound by Castle Street Bank Street and Royal Avenue) Royal Avenue Belfast BT1 1BL.	Conservation led redevelopment and restoration of Bank Buildings, including reinstatement of previously removed upper floor structures from Bank Street, Royal Avenue and Castle Street facades and reinstatement of 1970s wall on Bank Street, for the erection of a retail store connecting to existing Primark store on Castle Street.	PERMISSION GRANTED



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1998/DC	LOCDEV	The Kings Hall and RUAS Site South of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club Belfast BT9 6GW.	Discharge of condition No.32 LA04/2018/0040/F	CONDITION DISCHARGED
LA04/2019/2028/LBC	LOCDEV	Danske Bank 10 Donegall Square West Belfast BT1 6JS	Replacement of 4no aluminium panels and 1no aluminium cill to provide new anodised aluminium panels and cill to match the original building.	PERMISSION GRANTED
LA04/2019/2037/A	LOCDEV	Laganview House 93-95 Ann Street Belfast BT1 4QG	Company/business sign	PERMISSION GRANTED
LA04/2019/2060/LBC	LOCDEV	Orange Hall Clifton Street Belfast BT13 1AB	Retrospective application for the regularization of existing suspended ceilings and platform lift	PERMISSION GRANTED
LA04/2019/2083/LBC	LOCDEV	Orange Hall Clifton Street Belfast BT13 1AB	Works to include: extending the existing lift to an additional floor up. Refurbishment of the ground floor toilets, to include a disabled access toilet facility. Installation of security windows to the facade of the building and removing the block-work that is sitting in front of the windows. Installation of additional CCTV cameras throughout via WIFI. Minor internal improvements through painting of the walls, matching it to the existent.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2094/F	LOCDEV	Danske Bank 10 Donegall Square West Belfast BT1 6JS.	Replacement of 4 No. ground floor level aluminium panels and 1No. aluminium cill to provide new anodised aluminium panels and cill to match the original building at time of listing.	PERMISSION GRANTED
LA04/2019/2156/F	LOCDEV	657 Antrim Road Belfast BT15 4EF	Draught lobby from external door (retrospective)	PERMISSION GRANTED
LA04/2019/2157/F	LOCDEV	Paisley Park West Circular Road Belfast Co. Antrim BT13 3QB	Erection of 12no floodlights of height 10m; and ancillary equipment	PERMISSION GRANTED
LA04/2019/2159/F	LOCDEV	24 Ann Street Belfast BT1 4EF	Proposed change of use from retail to restaurant at ground floor and elevational improvements on all floors	PERMISSION GRANTED
LA04/2019/2160/DCA	LOCDEV	24 Ann Street Belfast BT1 4EF	Partial demolition of external walls to create openings	PERMISSION GRANTED
LA04/2019/2170/F	LOCDEV	55 Cliftonville Road Belfast BT14 6JN.	Sub-division of property from 3 No. apartments to 5No. residential units (3 apartments & 2 bedsits) (Retrospective).	PERMISSION GRANTED
LA04/2019/2187/F	LOCDEV	Cedar Grove Veterinary Clinic 132 Upper Knockbreda Road Castlereagh Belfast BT6 9QB	New outbuilding to provide veterinary surgery	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2270/F	LOCDEV	On footpath approximately 125m west of 10 Cadogan Park Belfast BT9 6HH.	Proposed 17.5m telecommunications column, with 6No. antennae (3No. enclosed with a shroud, 3No. not enclosed) NS 3No. radio units. Proposal includes the provision of 4No. new equipment cabinets and associated ground works.	PERMISSION REFUSED
LA04/2019/2275/F	LOCDEV	Lands at Castlehill 110m north of Quarry Hill and 175m south of no 8 Woodcroft Heights Ballygowan Rod Belfast	Proposed erection of 1no detached dwelling, parking, landscaping and all other associated site/access works (Change of house type at plot no 82 of ref LA04/2017/0510/RM)	PERMISSION GRANTED
LA04/2019/2283/F	LOCDEV	33 Innishfayle Park Belfast BT15 5HS.	Two storey rear and side extension including alterations to roof profile. Alterations to front elevation. (Amended description and plans).	PERMISSION GRANTED
LA04/2019/2304/F	LOCDEV	Area of public lands comprising the full extent of public footpaths and boundary treatments to Lanark Way Belfast BT13 3BH boundary treatments extending to No.6 Mayo Link and boundary treatments extending to 12 Cupar Way.	Environmental improvements to include resurfacing of footpaths, new boundary treatments, new street furniture, new tree/shrub planting.	PERMISSION GRANTED
LA04/2019/2313/LDE	LOCDEV	6 Rathgar Street Belfast BT9 7GD.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2317/F	LOCDEV	352 Lisburn Road Belfast BT9 6GJ.	Ground floor change of use to hairdressing salon with associated office to first floor.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2320/DC	LOCDEV	Greater Belfast Development York Street/Donegall Street/Frederick Street Belfast.	Discharge of condition 5 Z/2013/1122/F	CONDITION DISCHARGED
LA04/2019/2343/F	LOCDEV	Walkway Community Association 1-9 Finvoy Street and lands between 31 Upper Newtownards Road and Bloomfield Baptist Church Belfast BT5 5DH	Proposed demolition/removal of existing temporary building and erection of new two-storey Community Centre (Reduced Scheme ♦ Updated Address)	PERMISSION GRANTED
LA04/2019/2378/F	LOCDEV	3 Fitzwilliam Street Belfast BT9 6AW.	Change of use from office use to serviced accommodation (Retrospective).	PERMISSION GRANTED
LA04/2019/2381/LDE	LOCDEV	63 Donnybrook Street Malone Lower Belfast BT9 7DB.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2388/F	LOCDEV	27 Rochester Avenue Belfast BT6 9JW.	Amendment to previous approval (LA04/2016/2422/F) to allow for section of facing brick on first floor elevation to boundary.	PERMISSION GRANTED
LA04/2019/2406/F	LOCDEV	Land adjacent to 20 Donegall park Gardens BT15 5EU and the former Chapel of the Resurrection accessed via the Antrim Road Belfast.	Ancillary building providing accommodation for refuse and meter rooms servicing the apartments in the former Chapel of the Resurrection as well as a single unit comprising a 1 bed 35sqm dwelling.	PERMISSION REFUSED
LA04/2019/2409/F	LOCDEV	513 Ormeau Road Ballynafoy Ormeau Belfast BT7 3GU	Change of use to estate agents office	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2451/F	LOCDEV	Down and Dromore See House 32 Knockdene Park Belfast.	Rear extension and alterations to dwelling & disabled access ramp.	PERMISSION GRANTED
LA04/2019/2478/DC	LOCDEV	14-46 and 11-39 Hogarth Street 38 and 40 and 74 to 90 Mervue Street Belfast BT15.	Discharge of condition no. 6 of LA04/2016/0706/F (drainage scheme)	CONDITION DISCHARGED
LA04/2019/2494/F	LOCDEV	44 Broadway Belfast BT12 6AS.	Change of use of existing dwelling to HMO property.	PERMISSION GRANTED
LA04/2019/2495/F	LOCDEV	11 Diamond Gardens Belfast BT10 0HD.	First floor extension to rear of existing dwelling with one bedroom granny flat to rear and side.	PERMISSION GRANTED
LA04/2019/2505/A	LOCDEV	21 Carolan Road Belfast BT7 3HE.	estate agent V board at the front of the development.	PERMISSION GRANTED
LA04/2019/2530/A	LOCDEV	Forecourt of 425 Upper Newtownards Road Belfast.	Replace existing standard 48 sheet display panel with one standard 48 sheet light box display unit.	PERMISSION REFUSED
LA04/2019/2533/DC	LOCDEV	Land at 33-39 Bridge End Belfast South of Bridge End and East of Belfast/Londonderry railway line	Discharge of condition no. 6 of LA04/2015/0707/F (verification report)	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2541/F	LOCDEV	17-21 Bruce Street Belfast BT2 7JD.	Re-instate windows to rear and side elevation.	PERMISSION GRANTED
LA04/2019/2572/F	LOCDEV	8 Malone Ridge Belfast BT9 5NJ.	Single storey rear extension and first floor side extension over existing garage (amended plans/description).	PERMISSION GRANTED
LA04/2019/2588/F	LOCDEV	17 Jocelyn Street Belfast BT6 8HL.	Change of use from residential dwelling to HMO	PERMISSION GRANTED
LA04/2019/2594/LDE	LOCDEV	27-29 Thorndale Avenue Belfast BT14 6BJ.	Guest house/ hostel	PERMITTED DEVELOPMENT
LA04/2019/2602/F	LOCDEV	4 Rochester Avenue Belfast	Two storey side extension	PERMISSION GRANTED
LA04/2019/2616/F	LOCDEV	35 Houston Park Belfast BT5 6AT.	Single storey rear extension	PERMISSION GRANTED
LA04/2019/2618/F	LOCDEV	12 Glendarragh Mews Belfast BT4 2WE	Two storey and single storey side extension.	PERMISSION GRANTED
LA04/2019/2620/NMC	LOCDEV	Site of former "The Old Mill Bar" (now demolished) Good Shepherd Road Poleglass Belfast Antrim BT17 0PP	NMC to LA04/2017/2700/F	NON MATERIAL CHANGE GRANTED
LA04/2019/2621/F	LOCDEV	20 Bloomfield Road Belfast BT5 5LT.	Two storey rear extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2630/F	LOCDEV	57 Norfolk Drive Belfast BT11 8AF	Enlargement of dormer to rear of dwelling	PERMISSION GRANTED
LA04/2019/2631/A	LOCDEV	Site directly opposite Kellys Cellars Public House 30-32 Bank Street in Bank Square Belfast BT1 1HL.	10no. retractable awnings with associated advertising (amended description)	PERMISSION GRANTED
LA04/2019/2643/DC	LOCDEV	48-52 York Street Belfast BT15 1AS	Discharge of condition no. 9 of LA04/2016/1213/RM (Construction Noise Management Plan)	CONDITION NOT DISCHARGED
LA04/2019/2644/DC	LOCDEV	46-52 Upper Queen Street and 11a Wellington Street Belfast BT1 6FD.	Discharge of condition 14 - LA04/2016/2359/F	CONDITION NOT DISCHARGED
LA04/2019/2646/DC	LOCDEV	Falls Park 513 Falls Road Belfast - 125m South of Whiterock Leisure CentreBT12 5HQ	Discharge of condition no. 5 of Z/2013/1293/F (Artificial Light Verification report)	CONDITION DISCHARGED
LA04/2019/2657/F	LOCDEV	18 Ashley Avenue Belfast BT9 7BT	Single storey rear extension.	PERMISSION GRANTED
LA04/2019/2672/F	LOCDEV	2 Orangefield Park Belfast BT5 6BY	Single storey side/rear extension	PERMISSION GRANTED
LA04/2019/2689/F	LOCDEV	401-405 Woodstock Road Belfast BT6 8PM	Change of use from former bank building to apartment development facilitating 4 no units. (3no. 2 bed and 1no. 1 bed.)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2694/LDE	LOCDEV	18 Stranmillis Park Belfast BT9 5AU	HMO - House in Multiple Occupancy	PERMITTED DEVELOPMENT
LA04/2019/2702/F	LOCDEV	6 Notting Hill Belfast BT9 5NS	Single Storey rear extension	PERMISSION GRANTED
LA04/2019/2704/F	LOCDEV	46 Wellington Park Belfast BT9 6DP.	Amendments to internal layout and external elevations of scheme approved under LA04/2018/0181/F for change of use to 3 apartments (amended description)Amendments to internal layout and external elevations of scheme approved under LA04/2018/0181/F for change of use to 3 apartments Amendments to internal layout and external elevations of scheme approved under LA04/2018/0181/F for change of use to 3 apartments	PERMISSION GRANTED
LA04/2019/2719/LDE	LOCDEV	Flat 2 111 Wellesley Avenue Belfast BT9 6DH	House in multiple occupation - HMO	PERMITTED DEVELOPMENT
LA04/2019/2720/LDE	LOCDEV	100 Tates Avenue Belfast BT9 7BZ	Existing house of multiple occupation	PERMITTED DEVELOPMENT
LA04/2019/2722/LDE	LOCDEV	10 Dunluce Avenue Belfast BT9 7AY	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2729/LDE	LOCDEV	17 Jerusalem street Belfast BT7 1QN	House of multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2734/F	LOCDEV	Bradley Manor Care Home 420 Crumlin Road Belfast BT14 7GE	Two storey extension to southern side of existing care home to provide assisted living accommodation (11 units) and associated facilities, and two additional bedrooms at first floor on western elevation (all in substitution for planning permission already granted under LA04/2019/0276/F).	PERMISSION GRANTED
LA04/2019/2736/F	LOCDEV	20 Ardcarney way Dundonald Belfast BT5 7RP.	New vehicular access with hardstanding and ramped access.	PERMISSION GRANTED
LA04/2019/2741/A	LOCDEV	Lesley Exchange 24 East Bridge Street Belfast BT1 3PH	Erection of 1no. static illuminated building sign and 1no. non-illuminated building sign(2no. signs in total) on south elevation.	PERMISSION GRANTED
LA04/2019/2743/F	LOCDEV	15 Kirkliston Park Belfast BT5 6EB	Two storey side extension and single storey rear extension with patio. Elevational changes and landscaping works.	PERMISSION GRANTED
LA04/2019/2744/NMC	LOCDEV	Lands at No.s 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast.	Non material change of LA04/2019/0909/F.	NON MATERIAL CHANGE GRANTED
LA04/2019/2747/DCA	LOCDEV	32 Knockdene Park Belfast	Demolition of a single storey rear return. (Extent of demolition shown on existing ground floor plan).	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2750/F	LOCDEV	69-73 Glenmachan Street Belfast	Proposed demolition of 3 units and the change of use of one remaining unit to 2no. car show rooms, works canteen, toilets, parts dept and service reception space.	PERMISSION GRANTED
LA04/2019/2752/F	LOCDEV	222 Ormeau Road Belfast BT7 2FY.	Part change of use of ground floor from gallery only to tea rooms/coffee shop and art gallery. New access ramp to front entrance.	PERMISSION GRANTED
LA04/2019/2758/DC	LOCDEV	Lands at no.s 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast.	Discharge of condition 18 - LA04/2019/0909/F	CONDITION NOT DISCHARGED
LA04/2019/2762/DC	LOCDEV	The Kings Hall and RUAS site South of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club Belfast	Discharge of condition no.12 - LA04/2018/0040/F	CONDITION DISCHARGED
LA04/2019/2780/LBC	LOCDEV	School of Natural & Built Environment Geography Building 6AZ Elmwood Avenue Belfast BT9 6AW	Temporary removal of brickwork and railings to provide a safe pedestrian entrance from Elmwood Avenue to the Geography building. The railings will then be positioned back when the works from the Student's Union are completed.	PERMISSION GRANTED
LA04/2019/2785/F	LOCDEV	502 Upper Newtownards Road Belfast BT4 3HB	Extension and refurbishment of existing dental practice with partial demolition.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2788/DC	LOCDEV	The Kings Hall and RUAS site South of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club Belfast BT9 8GW	Discharge of Condition no.12 - LA04/2018/0048/LBC	CONDITION DISCHARGED
LA04/2019/2794/LDE	LOCDEV	2 Collingwood Avenue Belfast BT7 1QT	Existing house of multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2798/LDE	LOCDEV	22 Upper Courtyard Belfast	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2802/F	LOCDEV	15 Ravenhill Park Belfast BT6 0DE.	2 storey rear and side extension, demolition of existing garage and all other associated ground works.	PERMISSION GRANTED
LA04/2019/2820/A	LOCDEV	Former Belvoir Park Hospital- Adjacent to Gate Lodge entrance.	Free-standing double sided totem sign (temporary for 2 years)	PERMISSION GRANTED
LA04/2019/2822/A	LOCDEV	Adjacent to Milltown Road Belfast BT8 7XP.	Free-standing double sided totem sign (temporary for 3 years)	PERMISSION REFUSED
LA04/2019/2823/F	LOCDEV	365 Upper Newtownards Road Belfast BT4 3LF.	Single storey rear + side extension incorporating replacement of attached garage (Retrospective)	PERMISSION GRANTED
LA04/2019/2827/LDE	LOCDEV	74 Rugby Road Belfast BT7 1PT	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2832/LDE	LOCDEV	Flat 2 44 University Avenue Belfast BT7 1BY	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2839/DC	LOCDEV	lands to the rear of 21 Finaghy Park Central Finaghy Belfast BT10 0HP	Discharge of Condition no.16 of LA04/2018/0328/F (Landscape Plan)	CONDITION DISCHARGED
LA04/2019/2841/DC	LOCDEV	Brookfield Mill 307-355 Crumlin Road Belfast BT14 7EA	Discharge of condition no.14 - LA04/2019/0845/F	CONDITION DISCHARGED
LA04/2019/2857/LDP	LOCDEV	Lands at the existing coal yard south of Stormont Road and adjacent to and directly east of 20 McCaughey Road West Twin Island Belfast BT3 9AG.	Erection of 6No. steel storage silos with associated cross catwalk and ladders.	PERMITTED DEVELOPMENT
LA04/2019/2862/LDE	LOCDEV	60 Palestine Street Belfast BT7 1QL.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2870/DCA	LOCDEV	46 Wellington Park Belfast BT9 6DP.	Isolated sections of internal and external masonry demolition to facilitate conversion works from a dwelling to 3 apartments	PERMISSION GRANTED
LA04/2019/2874/DC	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue Belfast.	Discharge of condition 10 LA04/2019/0417/F.	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2876/LDE	LOCDEV	47 Agincourt Avenue Belfast BT7 1QB.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2883/F	LOCDEV	10 Upton Park Belfast BT10 0LZ.	Two storey rear extension	PERMISSION GRANTED
LA04/2019/2885/LDE	LOCDEV	45 Colenso Parade Stranmillis Belfast BT9 5AN.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2900/F	LOCDEV	20 Glendun Park Dunmurry	Single storey side extension	PERMISSION GRANTED
LA04/2019/2902/F	LOCDEV	7 Houston Park Belfast BT5 6AT	2 storey side and rear extension	PERMISSION GRANTED
LA04/2019/2903/F	LOCDEV	40 Denorrtan Park Belfast BT4 1SF	Extension of dwelling into basement	PERMISSION GRANTED
LA04/2019/2908/A	LOCDEV	Former Belvoir Park Hospital - Adjacent to Gate-lodge Entrance	Banner sign	PERMISSION REFUSED
LA04/2019/2909/F	LOCDEV	23 Sicily Park Belfast BT10 0AJ	Single and two storey rear extension. Rear dormer. Elevational changes.	PERMISSION GRANTED
LA04/2019/2910/F	LOCDEV	14 Edgcumbe Drive Belfast BT4 2EN	New vehicular access	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2911/F	LOCDEV	14 Glenhurst Parade Belfast BT36 7JR	Single storey front extension. Two storey and single storey extension to rear of dwelling (amended description)	PERMISSION GRANTED
LA04/2019/2916/F	LOCDEV	43 Norglen Drive Belfast BT11 8DH	Single storey side extension. Demolish side carport.	PERMISSION GRANTED
LA04/2019/2920/F	LOCDEV	21 Rosscoole Gardens Belfast	Single Storey Extension to Rear of Dwelling	PERMISSION GRANTED
LA04/2019/2923/DC	LOCDEV	Brooke Activity Centre 25 Summerhill Road Belfast	Discharge of Condition no. 28 of LA04/2016/2561/F (samples)	CONDITION DISCHARGED
LA04/2019/2925/DC	LOCDEV	43 Deacon Street Belfast BT15 3EG	Discharge of Condition No.3 of LA04/2019/1620/F (Management Plan)	CONDITION DISCHARGED
LA04/2019/2926/DC	LOCDEV	162 Alexandra Park Avenue Belfast BT15 3GJ	Discharge of Condition no.2 of LA04/2019/1666/F (Management Plan)	CONDITION DISCHARGED
LA04/2019/2927/DC	LOCDEV	223 Alexandra Park Avenue Belfast BT15 3GB	Discharge of Condition no. 2 of LA04/2019/1667/F (Management Plan)	CONDITION DISCHARGED
LA04/2019/2928/F	LOCDEV	Lands at the existing Invest NI Forthriver Industrial Estate boundary gates located on the Woodvale Avenue Belfast and bounded by an electrical substation & house number 33 to the south and house number 11 to the North.	Realigned fence and vehicle & pedestrian gates to replace existing. Widened pedestrian gates with additional landscaping, widened footpaths and the resurfacing of an existing road entrance.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2930/LDE	LOCDEV	6 Jerusalem Street Belfast BT7 1QN.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2942/LDE	LOCDEV	46 Elaine Street Stranmillis Belfast BT9 5AR.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2945/LDE	LOCDEV	Flat 2 95 Rugby Avenue Belfast BT7 1RE	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2947/LDE	LOCDEV	70 Palestine Street Belfast BT7 1QL	House in Multiple Occupancy - (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2955/LDE	LOCDEV	31 Hatfield Street Belfast BT7 2FB.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2956/LDE	LOCDEV	12 Cadogan Street Belfast BT7 1QW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2957/F	LOCDEV	174 Belmont Road Belfast BT4 2AR.	Single storey extension to rear, garage conversion to living accommodation and roof space conversion.	PERMISSION GRANTED
LA04/2019/2967/DC	LOCDEV	The Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue West of Harberton park and North-East of Balmoral Golf Club Belfast BT9 6GW	Discharge of Condition no.23 - LA04/2018/0040/F	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2968/DC	LOCDEV	10 Deacon Street Belfast BT15 3EG.	Discharge of condition no. 2 of LA04/2019/1603/F (Management Plan)	CONDITION DISCHARGED
LA04/2019/2974/LDE	LOCDEV	12 Pretoria Street Belfast BT9 5AQ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2019/2983/DC	LOCDEV	Grand Opera House Great Victoria Street Belfast BT2 7HR	Discharge of condition no. 2 of LA04/2018/1936/F ♦ LA04/2018/1743/LBC	CONDITION DISCHARGED
LA04/2019/2987/CON	LOCDEV	82 Marlborough Park North Belfast BT9 6HL	Tree felling to 1 x tree.	WORKS TO TREES IN CA - AGREED
LA04/2019/2991/LDP	LOCDEV	45 North Parade Belfast BT7 2GH	Demolition of existing rear single-storey extension and outhouse and replacement single-storey extension.	PERMITTED DEVELOPMENT
LA04/2019/2996/LDE	LOCDEV	Flat 2 67 Wellesley Avenue Belfast BT9 6DG	House of Multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2998/F	LOCDEV	20 Nendrum Gardens Belfast BT5 5LZ	Two storey rear and side extension	PERMISSION GRANTED
LA04/2020/0005/F	LOCDEV	19 Wingrove Gardens Belfast BT5 5NA	Single storey rear extension	PERMISSION GRANTED
LA04/2020/0006/F	LOCDEV	31 Knockbreda Gardens Belfast BT6 0HH	Two storey side extension and loft conversion with rear dormer	PERMISSION GRANTED



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0007/DC	LOCDEV	Lands at Kings Works Channel Commercial Park Queen's Road Titanic Quarter Belfast	Discharge of condition 7 - LA04/2019/0683/F	CONDITION DISCHARGED
LA04/2020/0011/LDE	LOCDEV	109 Edinburgh Street Belfast BT9 7DT	HMO	PERMITTED DEVELOPMENT
LA04/2020/0012/F	LOCDEV	14 Prince Edward Gardens Belfast BT9 5GD	Single storey side and rear extension	PERMISSION GRANTED
LA04/2020/0014/F	LOCDEV	131 Haypark Avenue Belfast BT7 3FG	Demolition of existing single storey rear return and proposed two storey rear and side extension, single storey rear extension, and alterations to front elevation.	PERMISSION GRANTED
LA04/2020/0016/LDE	LOCDEV	9 Stranmillis Street Belfast BT9 5FE	HMO	PERMITTED DEVELOPMENT
LA04/2020/0020/LDE	LOCDEV	11 Eglantine Avenue Belfast BT9 6DW	HMO	PERMITTED DEVELOPMENT
LA04/2020/0021/F	LOCDEV	72 Olympia Drive Belfast BT12 6NH	Change of use to HMO	PERMISSION GRANTED
LA04/2020/0028/LDE	LOCDEV	9 Eglantine Avenue Belfast BT9 6DW	House of multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0029/LDE	LOCDEV	20 Penrose Street Belfast BT7 1QX	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0031/LBC	LOCDEV	Monico Bars 17 Lombard Street Belfast BT1 1RB	Internal alterations to public house	PERMISSION GRANTED
LA04/2020/0035/DC	LOCDEV	Lands at Kings Works Channel Commercial Park Queens Road	Discharge of Condition No.6 - LA04/2019/0683/F	CONDITION DISCHARGED
LA04/2020/0039/A	LOCDEV	Land adjacent to No.58 Boucher Place Located on lands at the junction of Boucher Place and Boucher Crescent.	[Building mounted signage, signage totem at site entrance and sandblasted lettering onto building cladding.	PERMISSION GRANTED
LA04/2020/0046/F	LOCDEV	Fisherwick Presbyterian Church Malone Road Belfast BT9 5BQ.	New external bronze handrail to side path to match existing handrails. New external barrier to left hand side entrance on Malone Road.	PERMISSION GRANTED
LA04/2020/0048/F	LOCDEV	346 Lisburn Road Belfast BT9 6GH.	Ground floor glazed screen to main entrance facing Marlborough Park.	PERMISSION GRANTED
LA04/2020/0052/DC	LOCDEV	School of Mechanical and Aerospace Engineering (SoMAE) at the Ashby Building Stranmillis Road Belfast BT9 5AH.	Discharge of conditions no's 2 & 3 of LA04/2019/0482/F & condition no. 2 of LA04/2019/0502/LBC (window sample).	CONDITION DISCHARGED
LA04/2020/0053/DC	LOCDEV	134 University Avenue Belfast BT7 1GY.	Discharge of condition 2.1b & 2 of Z/2004/2034/F (Validation Report)	CONDITION DISCHARGED
LA04/2020/0054/DC	LOCDEV	94-100 Sunnyside Street Belfast BT7 3EG.	Discharge of conditions 14 & 15 of LA04/2016/2543/F (Verification report)	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0055/NMC	LOCDEV	Site North of 18 Bethany Street Ballyhackamore Belfast.	Non material change LA04/2019/1424/F.	NON MATERIAL CHANGE GRANTED
LA04/2020/0061/LDE	LOCDEV	Flat 2 68 Malone Avenue Belfast BT9 5JB	House in Multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0084/A	LOCDEV	32 Upper Malone Road Belfast County Antrim BT9 5NA	1 x fascia only logo illuminates - Sign A 6875 x 800 x 92mm aluminium, steel, acrylic 1 x projection sign - internally illuminates sign B - 585 x 500 x 130mm aluminium, steel, acrylic 1 x non illuminated aluminium panel - sign C - 2575 x 800 x 2mm aluminium 1 x non illuminated aluminium panel - sign E - 600 x 600 x 3mm aluminium	PERMISSION GRANTED
LA04/2020/0088/NMC	LOCDEV	47A Clara Park Belfast BT5 6FE	Non material change - LA04/2018/2867/F	NON MATERIAL CHANGE GRANTED
LA04/2020/0096/LDE	LOCDEV	49 Elaine Street Belfast BT9 5AR	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0099/LDE	LOCDEV	87a Great Northern Street Belfast BT9 7FL	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0100/F	LOCDEV	68 My Ladys Road Ballymacarret Belfast BT6 8FB	Change of use from dwelling house to a house in multiple occupation	PERMISSION GRANTED
LA04/2020/0101/DC	LOCDEV	11 Upper Crescent Belfast BT7 1NT	Discharge of Condition no.8 of LA04/2019/0898/F (Noise Assessment)	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0134/LDE	LOCDEV	58C University Street Belfast BT7 1HB.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0135/LDE	LOCDEV	21 Ulsterville Gardens Belfast BT9 7BA.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0137/F	LOCDEV	19 Trossachs Drive Belfast	Two storey rear extension	PERMISSION GRANTED
LA04/2020/0147/LDE	LOCDEV	5 Claremont Street Belfast BT9 6AU.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0148/CON	LOCDEV	Riddel Hall Stranmillis Road Belfast BT9 5EE	Felling and tree surgery to 50 trees.	WORKS TO TREES IN CA - AGREED
LA04/2020/0150/DC	LOCDEV	Land adjacent to 2 Gray's Lane Belfast BT15 4HT and 792 Shore Road	Discharge of Conditions no's. 8-11 - LA04/2015/0463/F (Verification Report)	CONDITION DISCHARGED
LA04/2020/0151/LDE	LOCDEV	Flat 2 78 Cromwell Road Belfast BT7 1JY.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0155/F	LOCDEV	7 Orchardville Gardens Belfast BT10 0JU.	Single storey rear extension.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0156/F	LOCDEV	61 Ballyhanwood Road Belfast BT5 7SW	Extension to roof height over one bedroom, 6 new dormers, provision of dormer windows to rear annex and single storey glazed front porch.	PERMISSION GRANTED
LA04/2020/0157/DC	LOCDEV	Land on Foyle Court Belfast BT14 6DF	Discharge of Condition 7 of LA04/2018/2102/F (Generic Quantitative Risk Assessment)	CONDITION DISCHARGED
LA04/2020/0158/DC	LOCDEV	Lands on Southport Court Belfast BT14 6GF	Discharge of Condition 7 of LA04/2018/2105/F (Generic Quantitative Risk Assessment)	CONDITION DISCHARGED
LA04/2020/0159/DC	LOCDEV	Land on Manor Court Belfast BT14 6FF	Discharge of Condition no. 7 of LA04/2018/2103/F (Generic Quantitative Risk Assessment)	CONDITION DISCHARGED
LA04/2020/0160/DC	LOCDEV	Land on Shannon Court and Shannon Street Belfast BT14 6DG	Discharge of Condition no. 7 of LA04/2018/2104/F (Generic Quantitative Risk Assessment)	CONDITION DISCHARGED
LA04/2020/0166/LDE	LOCDEV	62 Sandhurst Gardens Belfast BT9 5AX	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0168/LDE	LOCDEV	20 Elaine Street Belfast Bt9 5AR	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0171/DC	LOCDEV	29 Balmoral Avenue Belfast	Discharge of condition no.2 of LA04/2018/0047/DCA (contract for the redevelopment)	CONDITION DISCHARGED
LA04/2020/0172/DC	LOCDEV	Land on Bann Court Belfast BT14 6DG	Discharge of condition no. 7 of LA04/2018/2107/F (Generic Quantitative Risk Assessment)	CONDITION DISCHARGED
LA04/2020/0173/DC	LOCDEV	Land on Bandon Court Belfast BT14 6PU.	Discharge of condition no. 7 of LA04/2018/2106/F (Generic Quantitative Risk Assessment)	CONDITION DISCHARGED
LA04/2020/0175/DC	LOCDEV	12 Upper Crescent Belfast BT7 1NT.	Discharge of condition no.7 of LA04/2019/0929/F (Noise Assessment)	CONDITION DISCHARGED
LA04/2020/0176/DC	LOCDEV	Land on Liffey Court Belfast BT14 6JG	Discharge of condition no.7 of LA04/2018/2108/F (Generic Quantitative Risk Assessment)	CONDITION DISCHARGED
LA04/2020/0179/LDE	LOCDEV	Flat 1 14 Cromwell Road Belfast BT7 1JW	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0180/LDE	LOCDEV	Flat 2 14 Cromwell Road Belfast BT7 1JW	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0192/CON	LOCDEV	79 Bawnmore Road Belfast BT9 6LD	Felling of 1 x 60ft lime tree beside entrance gate at front of house.	WORKS TO TREES IN CA - AGREED
LA04/2020/0196/F	LOCDEV	17 Brentwood Park Belfast BT5 7LR	Provision of replacement conservatory to rear of existing dwelling.	PERMISSION GRANTED
LA04/2020/0201/LDE	LOCDEV	145 Stranmillis Road Belfast BT9 5AJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0215/LDE	LOCDEV	65 Jerusalem Street Belfast BT7 1QP.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0236/LDE	LOCDEV	20C Brookvale Avenue Belfast BT14 6BW	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0238/LDE	LOCDEV	Flat 1 no.4 India Street Belfast BT7 1LJ	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0251/DC	LOCDEV	780 Shore Road and 2 Grays Lane Greencastle Belfast.	Discharge of conditions no's. 4 & 5 of LA04/2019/0228/F (Programme of archaeological work)	CONDITION DISCHARGED
LA04/2020/0255/PAN	MAJDEV	41-49 Tates Avenue Belfast BT9 7BY.	Demolition of existing buildings and structures and erection of 56 apartments with underground car parking.	PROPOSAL OF APPLICATION NOTICE IS ACCEPTABLE

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0271/NMC	LOCDEV	Lands immediately North of Stanhope Street West of Clifton Street and East of Regent Street 7a Stanhope Street Belfast BT12 1BL.	Non material change LA04/2018/0875/F.	NON MATERIAL CHANGE GRANTED
LA04/2020/0274/LDE	LOCDEV	Flat 2 47 Magdala Street Belfast BT7 1PU.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0279/CON	LOCDEV	Danesfort Apartments Malone Road Belfast. Left hand side behind car park of first apartment building.	4-5m reduction/thinning of 6 x trees	WORKS TO TREES IN CA - AGREED
LA04/2020/0291/LDE	LOCDEV	4 Donnybrook Court Belfast BT9 7GH.	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0292/DC	LOCDEV	Lands at Kings Works Channel Commercial Park Queens Road Titanic Quarter	Discharge of Condition no.7 - LA04/2019/0683/F	CONDITION DISCHARGED
LA04/2020/0304/DC	LOCDEV	Open space west of Stewartstown Road and south of Pantridge Road	Discharge of condition no.9 - LA04/2018/1890/F	CONDITION DISCHARGED
LA04/2020/0305/NMC	LOCDEV	780 Shore Road and 2 Grays lane Belfast BT15 4HT	Non material change to LA04/2019/0228/F	NON MATERIAL CHANGE GRANTED
LA04/2020/0339/DC	LOCDEV	Lands north west of 1-6 Linen Mill Grove Edenderry Village Belfast	Discharge of condition no.15 of LA04/2018/1795/F (programme of archaeological work)	CONDITION DISCHARGED



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0381/NMC	LOCDEV	24 Deramore Gardens Belfast BT7 3FN	Non material change to LA04/2019/2070/F	NON MATERIAL CHANGE REFUSED

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<b>Subject:</b>	Listing of Buildings
<b>Date:</b>	Tuesday, 10 <sup>th</sup> March 2020
<b>Reporting Officer:</b>	Keith Sutherland, Ext 3578
<b>Contact Officer:</b>	Dermot O'Kane, Ext 2293

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of a building in Belfast. 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.
<b>2.0</b>	<b>Recommendations</b>
2.1	Committee is requested to: <ul style="list-style-type: none"> <li>• note the contents of Appendix 1; and</li> <li>• Support the proposed listing of the building as detailed in paragraphs 3.5 of this report.</li> </ul>
<b>3.0</b>	<b>Main report</b>
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	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"> <li>• any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and</li> <li>• the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.</li> </ul>
3.3	Should the Department for Communities decide to list a property, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

3.4	The summary set out in Appendix 1 for the proposed listed building is taken from the property evaluation and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.
3.5	The Department based on the completion of detailed surveys, is currently considering the listing of the following property and has requested the Council's comments in relation to: <ul style="list-style-type: none"> <li>• Catholic Chaplaincy QUB, 28-38 Elmwood AVE, Belfast, BT9 6AY</li> </ul>
3.6	<u>Financial &amp; Resource Implications</u> None
3.7	<u>Equality or Good Relations Implications</u> None
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<b>APPENDIX 1: Property Evaluation</b> <b>APPENDIX 2: Imagery</b>

## **APPENDIX 1: Listed Building Property Evaluation**

### **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.

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 summary below is taken from the property evaluation and details the main features alongside the recommended class of listing.

### **1. Catholic Chaplaincy QUB, 28-38 Elmwood AVE, Belfast, BT9 6AY, HB26/28/115**

#### **Property evaluation**

A two storey plus attic, 6 bay building, carefully scaled, planned and built using contemporary materials by Rooney and McConville; an infill to a gap in a Victorian terrace on Elmwood Avenue; situated within the Queens Conservation Area of South Belfast.

As described by David Evans in 'Modern Ulster Architecture' (First Edition – p. 14), "A spirit of respect and architectural good neighbourliness is evident in this elegant example of 'infill' designed by Laurence McConville." ... "The form of the Victorian canted bay window is...employed but in a daring and un-Victorian manner; raised above street level and cantilevered out, these prismatic steel and glass forms march along in rhythm with their brickwork neighbours. These two storey height bays are raised above a flat glazed façade at street level which express the form of the large main hall within. The floor to ceiling windows establish a sense of spatial continuity between the street and the cloistered courtyard and chapel beyond the main hall. The ground floor can be perceived as a series of visually-linked spaces." The proportions of the building, its scale and plan form are unique to Belfast if not Northern Ireland.

The building by known architect Lawrence McConville, once had external panelling designed by Ray Carroll, whose work also features internally in the liturgical furnishings and detailed design of the chapel. Both were part of the Catholic Churches Advisory Committee on Sacred Art and Architecture in the 1960's and contributed to the Irish Episcopal Commission for Liturgy's 'Place of Worship' Directory – the Church's own guidance document on Designing Places of Worship. The Catholic Chaplaincy embodies the recommendations made by the Committee, which requires that '...space and light, materials and furnishings, suitable places for the various liturgical activities, ambiance and atmosphere – all must combine to help Christians become what they are when they worship'. The guidance mentions the Architect and Artist – 'All the liturgical elements in the church, as well as images and shrines should be designed by artists and the work coordinated by the architect...Architects and artists give glory to God through their work.' All of the original

ornament and craftsmanship remains in situ throughout the building and also within the chapel, from the fixed liturgical furnishings through to the artist designed copper hopper which feeds rainwater into the pond within the courtyard.

The building and chapel in particular are fine examples of the design quality which was required of the building. Through form follows function where necessary, the deliberate attention to detail and craftsmanship and the high quality materials such as copper, bronze and steel used throughout the building embody the aim of the Catholic Church at the time of the building's construction to 'mediate presence'. Much importance was placed on the details of the building: 'The place of the artist can never be taken by the craftsperson or by the provider of 'religious' goods. Art builds upon craft, giving to merely practical objects a quality of transcendence that links the material and the spiritual world. The work of the artist is not a superfluous luxury.'

As such, this is an authentic, intact building of not only architectural but historical, social and cultural importance in its demonstration of the intention of the Catholic Church to embody the spirit of worship of its time through art and architecture combined, using materials which were cutting edge in Belfast in the 1970's.

The building occupies a section of what was once a mainly residential Victorian terrace on Elmwood Avenue. Though uncompromisingly modern, the large steel framed glazed bays and eaves line maintain the rhythm and scale of the terrace. The views outwards from these large windows are unique and designed to maximise visibility and appreciation of the Avenue and of the high quality buildings captured in each vista. The spatial organisation and layering of spaces from the street to chapel allows a large public space to be quietly slotted in amongst its neighbours. The scale and depth of the building, the use of brick between canted bays, the employment of dormers and the carefully subservient 'mews' chapel to the rear ally with the rhythm, pattern, materials and scale set up by the historic buildings adjacent and the wider context of the Queens Conservation Area.

Proposed NIEA listing – **B1**

Extent of proposed listing – **Chapel and ancillary accommodation**

**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.

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## Committee Application

Development Management Report	
<b>Application ID:</b> LA04/2018/2726/F	<b>Date of Committee:</b> 10 <sup>th</sup> March 2020
<b>Proposal:</b> Social housing development of 20no semi-detached dwellings and 2no apartments.	<b>Location:</b> Lands to the rear of 7-19 Aghery Walk and 86 - 112 Areema Drive, Dunmurry
<b>Referral Route:</b> Residential development in excess of 12 units with objections	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Apex Housing Association The Gasworks 6 Cromac Place Belfast BT7 2JB	<b>Agent Name and Address:</b> JNP Architects 2nd Floor Alfred House 21 Alfred Street Belfast BT2 8ED
<p><b>Executive Summary:</b> This application seeks full planning permission for a social housing development consisting of 20 no. semi-detached dwellings and 2 apartments (Total 22 units) with access from Areema Drive.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Design and impact on character and appearance of the area</li> <li>• Impact on trees / draft Local Landscape Policy Area / ecology</li> <li>• Impact on amenity</li> <li>• Access, Movement and Parking</li> <li>• Archaeology</li> <li>• Flooding / Infrastructure Capacity</li> <li>• Contamination</li> </ul> <p>The application site is unzoned 'whiteland' within the settlement limits of the Lisburn Area Plan 2001. In Draft BMAP (2004), the site is zoned for social housing under ML06/05. At examination of Draft BMAP (2004), the Planning Appeals Commission (PAC) recommended that there should be no change to the site being indicated as existing open space. In the BMAP Adoption Statement 2014 by the then DOE, they did not except this recommendation and stated that the site was in fact zoned for Social Housing on Map. 3/019. The site was subsequently zoned for social housing under ML 04/08 of Draft BMAP 2015 (final draft version prior to adoption).</p> <p>The site would fall under the definition of open space as per the annex to PPS8 and the proposal would result in the loss of open space. However, it is considered that there are material considerations that would outweigh the loss of open space in this exceptional instance. These considerations include the zoning of land for social housing within both Draft BMAP (2004) and Draft BMAP 2015 (final draft version prior to adoption), the extensive housing need within this area and the remaining retention of open space of the larger site.</p> <p>In addition, the proposal would not adversely impact the character and appearance of the area including the draft LLPA and amenity of nearby residents or human health. The proposal is acceptable in terms of highway safety, parking, flooding, archaeology and contamination.</p>	

Rivers Agency, HED, NI Water, DAERA, BCC Environmental Health, BCC Planning Policy, BCC Tree Officer, BCC Landscaping Section were consulted and have offered no objection to the proposal. Whilst there is an outstanding final consultation response from DFI Roads, the consultee has raised no issues of principle with only minor detailing required in respect of the proposed layout.

A total of 171 letters of objection have been received (104 letters based on the amended plans), summarised as:

- Encroachment on the Green Belt;
- Obstruction of light;
- Pressure on aged infrastructure;
- Flooding;
- Impact on wildlife;
- Loss of greenspace, important for physical and mental well-being;
- Traffic congestion;
- Encasement of playground which will make it unsafe for children;
- Mixed community, proposed social housing will change this balance;
- Will cause great physical and mental concern to the whole community
- No Environmental Impact Assessment or Air Quality Assessment;
- Pollution, impact on human health;
- Japanese knotweed, decrease to property values;
- Contrary to policies to encourage public transport, improving air quality and public health;
- Lack of transparency.

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

The proposal has been assessed against and is considered to comply with PPS2, PPS3, PPS6, PPS7, PPS7 Addendum, PPS8, PPS12, PPS15 the SPPS, Draft BMAP and Lisburn Area Plan 2001. Having regard to the development plan, relevant planning policies, and other material considerations including third party representations, on balance, it is recommended that the proposal is approved.

### **Recommendation – Approved subject to conditions**

It is requested that the committee delegates authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the final wording of conditions.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area		
1.0	<b>Description of Proposed Development</b> This application seeks full planning permission for the construction of a social housing development consisting of 20 no semi-detached dwellings and 2 no apartments. The housing mix consists of the following; <ul style="list-style-type: none"><li>• 2 x 1 bedroom apartments;</li><li>• 4 complex needs bungalow;</li><li>• 16 dwellings.</li></ul> The development is to be accessed via Areema Drive and the existing playground is to be retained.  The scheme was amended over the course of the application to the include the following; <ul style="list-style-type: none"><li>• Additional elevational detailing to house types;</li><li>• Reduction in hardstanding along frontage of plots.</li></ul>	
2.0	<b>Description of Site and Area</b> The application site comprises an area of existing grassed open space (approx. 1.2 hectares) in front of housing along Areema Drive. There is an existing playground in the centre of the site. The ground is relatively flat with a dip in levels towards the south western corner. The site is bounded to the south and west by mature hedgerows, trees and Derryaghy River further to the west.  The surrounding area is characterised by two storey terraced and semi-detached housing to the north and east of the site. Dunmurry Cricket grounds and Dunmurry Rec FC football grounds lie to the south	
Planning Assessment of Policy and other Material Considerations		
3.0	<b>Site History</b>  S/2014/0839/PREAPP - Outline permission for housing development – Withdrawn  LA04/2015/0465/PAD - Social Housing Development – PAD concluded  LA04/2015/1412/PAD - Proposed social housing development consisting of approximately 40 units including associated amenity space, parking, site works and access roads and infrastructure – PAD concluded  LA04/2019/2914/F - Proposed foul pumping station with associated landscaping in connection with application LA04/2018/2726/F (housing) – Pending	
4.0	<b>Policy Framework</b>	
4.1	Lisburn Area Plan (2001)	
	4.1.1	Policy H2 Housing
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015  Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which 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.	
	Draft BMAP 2004	
	4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits

	4.2.2	Policy HOU3 Social Housing
	4.2.3	Policy ENV3 Local Landscape Policy Areas
		Designation ML01 Metropolitan Development Limit Lisburn
	4.2.4	Designation ML06/05 – Social housing
	4.2.5	Designation ML17 Local Landscape Policy Area Derryaghy River
		Draft BMAP 2015 (purported to be adopted)
	4.2.6	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
	4.2.7	Allocation HOU 2 Social Housing
	4.2.8	Policy ENV1 Local Landscape Policy Area
	4.2.9	Policy OS1 Community Greenways
	4.2.10	Zoning ML 04/08 Social Housing - Key Site Requirements
	4.2.11	Designation ML15 Local Landscape Policy Area Areema Derryaghy River
4.3		Regional Development Strategy 2035
4.4		Strategic Planning Policy Statement 2015
4.5		Planning Policy Statement 2: Natural Heritage Planning Policy Statement 3: Access, Movement and Parking Planning Policy Statement 6: Planning, Archaeology and The Built Environment Planning Policy Statement 7: Quality Residential Environments Planning Policy Statement 7 (Addendum): Safeguarding the Character of Established Residential Areas Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation Planning Policy Statement 12: Housing in Settlements Planning Policy Statement 15: (Revised) Planning and Flood Risk
<b>5.0</b>		<b>Statutory Consultees Responses</b>
5.1		DFI Roads – No objection in principle, awaiting final response – Will be reported as a committee update
5.2		Rivers Agency – No objection
5.3		DAERA (Water Management Unit) – No objection subject to conditions
5.4		DAERA (Land and Groundwater Team) – No objection subject to condition
5.5		DAERA (Natural Environment Division) (NED) – No objection
5.6		Historic Environment Division (HED) – No objection
5.7		NI Water – Advice
<b>6.0</b>		<b>Non-Statutory Consultees Responses</b>
6.1		BCC Environmental Health – No objection
6.2		BCC Planning Policy Team – No objection, zoning of land within BMAP as social housing merits considerable weight. Proposed density of development seems lower than the potential capacity. Given emerging Local Development Plan (LDP) dPS 2035, maybe more appropriate to consider some provision of private or intermediate housing. Suggest Housing Executive are consulted in relation to housing need in terms of tenure, size and type.
6.3		BCC Tree Officer – No objection subject to conditions
6.4		BCC Landscaping Section – Scheme could be enhanced by refurbishment of existing playground. Recommend some minor amendments to landscaping / boundary treatment around playground. Request copies of Landscape Management and Maintenance Plan and Invasive Species Management Plan
<b>7.0</b>		<b>Representations</b>
7.1		The amended plans and additional information was neighbour notified on the 13 <sup>th</sup> January 2020. It was re-advertised in the local press on the 24 <sup>th</sup> January 2020. This consultation period expired on the 7 <sup>th</sup> February 2020.

A total of 171 objections have been received.

67 letters of objection were received based on the original plans, summarised as;

- There is plenty of unused properties within Northern Ireland that should be used;
- Proposal will change character of the estate;
- Encroachment on the Green Belt;
- Obstruction of light;
- Unsustainable pressure on aged infrastructure;
- Area prone to flooding, proposal will only exacerbate this;
- Removal of trees will make flooding worse;
- Impact on local wildlife;
- There is a large development planned for cricket grounds, this development risks overdevelopment the area;

**Officer Response:** *There is no current planning applications nor has planning permission been granted for the redevelopment of the cricket grounds.*

- Greenspace is a focal point for the community, and is important for its physical and mental wellbeing. To remove would hold a health and safety risk for all residents;
- We are a mixed community for over 30 years and only one of three in Northern Ireland, proposed social housing would change the balance of the area forever, there is no guarantee from any of the public bodies;

**Officer Response:** *Whilst this is not a material planning consideration, the applicant has confirmed that the proposed social housing is to be carried out as part of the Housing Executive's 'Shared Future Scheme'.*

- Proposal will cause traffic congestion;
- The proposed road and dwellings encase the playground which will make it unsafe for children.

104 letters of objection were received on the latest set of amended plans that were subject to re-consultation, summarised as;

- Area is prone to flooding;
- Greenspace is a focal point for the community, and is important for its physical and mental wellbeing. To remove would hold a health and safety risk for all residents;
- We are a mixed community for over 30 years and only one of three in Northern Ireland, proposed social housing would change the balance of the area forever;
- Proposal will cause traffic congestion and pollution;
- Impact on human health from pollution;
- The proposed road and dwellings encase the playground which will make it unsafe for children;
- Japanese knotweed is present and if disturbed will not only damage any new building but will spread to existing properties, this would result in existing housing losing their value;

**Officer Response:** *Impacts on property value is not a material planning consideration.*

- No Environmental Impact Assessment and Air Quality Assessment has been undertaken;
- Development encourages private car use in an areas with accessibility to buses and trains – this is contrary to policies of encouraging public transport use, improving air quality and public health;
- Lack of transparency to this whole process;

**Officer Response:** *Publicity and consultation of the application has been carried out in line with statutory requirements. A meeting was also facilitated for the local elected representative on behalf of the residents. The applicant also undertook public consultation prior to submitting the application.*

	<p>These issues are addressed either directly above or in the main body of the report below.</p> <p>A meeting was held with Councillor Heading and the applicant Apex on Tuesday 25<sup>th</sup> February 2020.</p>
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	<p>Living Spaces: An Urban Stewardship and Design Guide or Northern Ireland</p> <p>Creating Places</p> <p>The Belfast Agenda</p> <p>DCAN 15</p> <p>Parking Standards</p>
<b>9.0</b>	<b>Assessment</b>
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"> <li>- Principle of development</li> <li>- Design, Impact on character and appearance of the area</li> <li>- Impact on trees / Draft LLPA / ecology</li> <li>- Impact on amenity</li> <li>- Access, Movement and Parking</li> <li>- Archaeology</li> <li>- Flooding / Infrastructure Capacity</li> <li>- Contamination</li> </ul>
9.3	<p><u>Principle of development</u></p> <p>The application site is unzoned 'whiteland' within the settlement limits of the Lisburn Area Plan 2001. In Draft BMAP (2004), the site is zoned for social housing under ML06/05. At examination of Draft BMAP (2004), the Planning Appeals Commission (PAC) recommended that there should be no change to the site being indicated as existing open space. In the BMAP Adoption Statement 2014 by the then DOE, they did not except this recommendation and stated that the site was in fact zoned for Social Housing on Map. 3/019 and NIHE confirmed that there is a substantial housing need in and around Areema and noted planning permission for 10 units had lapsed. Please note reference to previous planning permission was an error as there is no previous planning history. The site was subsequently zoned for social housing under ML 04/08 of Draft BMAP 2015 (final draft version prior to adoption).</p>
9.4	<p>Currently the site would fall under the definition of open space as per the annex to PPS8 and the proposal would result in the loss of open space. In accordance with Policy OS1 of PPS8 and the SPPS there is a presumption against the loss of open space and this should only be set aside in specific exceptional circumstances. One of these exceptions is where it is clearly shown that the redevelopment will bring substantial community benefits that decisively outweigh the loss of open space. In addition, regard must also be paid to the Local Development Plan.</p>
9.5	<p>The applicant has submitted an Open Space Statement in support of their application. This demonstrates that there is a high social housing need within the area with a 55% housing stress waiting list for families which this development would help address. Confirmation has also been provided from the Housing Executive that they would support the proposed housing mix. This represents a substantial community benefit.</p>
9.6	<p>The surrounding area has a large amount of existing open space, in addition, 34% of the site's existing green open space will remain and will continue to be maintained by the Housing Executive which will serve existing and proposed housing.</p>

9.7	Furthermore, the zoning of the land for social housing within both Draft BMAP 2004 and Draft BMAP 2015 (final version prior to adoption) merits substantial weight as confirmed by the BCC Planning Policy Team.
9.8	On this basis, the material considerations set out above are considered to outweigh the loss of open space in this exceptional instance. Therefore, the principle of housing is acceptable in accordance with Policies OS1 and OS2 of PPS8, the SPPS, Draft BMAP and the Lisburn Area Plan 2001.
9.9	<p><u>Design and Impact on the character and appearance of the area</u></p> <p>The proposed density of development at 18 dwelling per hectare (dph) would be in keeping with the surrounding area. It would also meet the key site requirement for 17 dwellings per hectare set out in Draft BMAP 2015 (final draft version prior to adoption). Whilst it is noted that Planning Policy consider the density of development seems lower than the potential site capacity and have recommended an increased density, not all the land indicated within the zoning is developable due to the flood plain in the south western corner, woodland buffers along the southern and western boundaries and existing NI Water infrastructure. In addition, following community consultation and pre-application discussions, the density of development was reduced to address concerns from residents and to ensure adequate amenity space.</p>
9.10	The proposed layout of development would be similar to that of the surrounding area and would include in-curtilage parking spaces and landscaped front gardens to reduce the dominance of cars.
9.11	The scale, massing, proportions and appearance of the proposed dwellings would be sympathetic with the existing streetscape with a mix of traditional two storey dwellings and bungalows finished in red brick, render and grey roof tiles with bay windows, gable ends, brick course, corbelled eaves to provide additional detailing. A variety of house types are also provided which would inject further visual interest.
9.12	Full details of boundary treatments have been provided which consist of railings, close boarded timber fence and brick walls. The proposed boundary treatments would be of a high quality nature, which help enclose site boundaries to clearly define private and public spaces. The development has been designed to deter crime and promote personal safety with back to back relationships and natural surveillance over parking areas and the playground.
9.13	Overall the proposal would respect its surrounding context, whilst making a positive contribution to the character and quality of the area. It would create a sustainable and quality residential environment in accordance with the SPPS, PPS7 and its addendum and Creating Places.
9.14	<p><u>Impact on Trees / Impact on Draft LLPA / Ecology</u></p> <p>A Tree Survey Report and Tree Constraints Plan have been provided. The proposed layout ensures the retention of the mature tree belts along the southern and western boundaries. Eight trees are required to be removed to accommodate the development, which are either dead or young in age class and as such, there is no objection to their loss. The loss of these trees is also compensated for by the planting of 26 new trees as per the proposed landscaping plan. The Council's Tree Officer was consulted and offers no objection to the proposal.</p>
9.15	The draft Derryaghy River LLPA is characterised by a wooded landscape of high visual amenity value, the trees being of particular significance along with the extensive areas of recreational open space. The proposed development retains the woodland buffers with areas of open space surrounding the site which would ensure that the proposal would not adversely



9.16	<p>impact the Draft LLPA. The proposal would therefore accord with Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, Policy ENV1 of Draft BMAP and the SPPS.</p> <p>An Ecological Survey Report was submitted in support of the application. No evidence of protected species was discovered on the site and the woodland buffers along the southern and western boundaries are to be maintained and protected. NED were consulted and are content with the proposal. On this basis, the proposal is unlikely to harm protected species or cause unacceptable adverse harm to natural heritage features in accordance Policies NH2 and NH5 of PPS2 and the SPPS.</p>
9.17	<p><u>Impact on Amenity</u></p> <p>The proposed housing is sufficiently separated from the existing dwellings by a minimum distance of 25 metres, which would ensure the development would not detrimentally affect their residential amenity.</p>
9.18	<p>Objections have been raised from local residents over air pollution. The Council's Environmental Health Department were consulted and offer no objection to the proposal. The addition of 22 units would not result in significant air pollution that would warrant refusal of the application. Any disturbance during construction would be for a temporary period and is covered by other environmental legislation. A construction management plan condition has been recommended to minimise disruption during the construction period.</p>
9.19	<p>The internal layout of the development has been sensitively designed to ensure sufficient separation distances to provide an adequate level of privacy for future occupiers of the development. The proposed dwellings would meet the space standards as set out in Annex A of PPS7 Addendum. Each dwelling would be provided with a suitable degree of outlook and light for their main habitable rooms.</p>
9.20	<p>Each property would be provided with their own private garden which would exceed the minimum recommended standard set out in Creating Places and would be in keeping with the prevailing character of surrounding area.</p>
9.21	<p>Further to the noise assessment carried out as part of the foul pumping station (ref: LA04/2019/2914/F), this identified elevated background noise levels mainly due to busy Creighton Road. A condition has subsequently been recommended requiring the inclusion of suitable noise mitigation measures within the proposed housing.</p>
9.22	<p>Having regard to Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, SPPS and Creating Places, the proposal is considered acceptable in respect of amenity for existing and future occupiers.</p>
9.23	<p><u>Access, Movement and Parking</u></p> <p>The planning application is accompanied by a Transport Assessment Form. A total of 48 car parking spaces would be provided within the development itself including 20 on-street spaces in line with the recommended parking standards.</p>
9.24	<p>The road is to be extended from Areema Drive to service the proposed development in line with the key site requirement set out in Draft BMAP 2015 (final draft version prior to adoption). The level of traffic generation from 22 dwellings is unlikely to have any significant impact on the local highway network. DFI Roads were consulted and offer no objection to the proposal in principle subject to minor revisions to the private streets determination drawing. Their final consultation response will be reported as a committee update.</p>
9.25	<p>Safety concerns have been raised from local residents regarding the new road around the playground. Boundary treatment is proposed around the perimeter of the playground with self-closing gated access. There are pedestrian crossing points directly in front of the playground</p>

	linking into the footpath and traffic calming measures within the road layout to reduce traffic speeds.
9.26	In light of the above, it is considered that the proposed development would be acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, Policies AMP1, AMP2 and AMP7 of PPS3 and Policy QD1 of PPS7.
	<u>Archaeology</u>
9.27	HED previously advised that the site was within an archaeologically sensitive landscape close to two recorded scheduled archaeological monuments (Dunmurry Fort and Mary Mount). An Archaeological Evaluation was carried out which would found no features of archaeological significance. This was reviewed by HED who offer no objection to the proposal. It is therefore considered to comply with Policies BH1, BH3 of PPS6 and the SPPS.
	<u>Flooding and Infrastructure Capacity</u>
9.28	A Flood Risk and Drainage Assessment has been submitted. The layout of development has been carefully designed to ensure that the proposed development does not fall within the 1 in 100 year fluvial flood plain extent in the south west corner of the site. The finished floor levels (FFL) of the proposed dwellings are set a minimum of 600mm above the predicted flood level.
9.29	An adequate maintenance buffer is maintained along the Derryaghy River in accordance with Policy FLD2 of PPS7. The Drainage Assessment includes attenuation to limit the discharge rate of surface water to the Greenfield run-off rate with an allowance for climate change. It demonstrates that adequate measures will be put in place to effectively mitigate flood risk to the proposed development and ensure that flood risk will not be increased elsewhere.
9.30	The submitted information has been reviewed by Rivers Agency who have cited no objection. The proposal would therefore accord with Policies FLD1, FLD2 and FLD3 of PPS 15 and the SPPS.
9.31	NI Water have confirmed that there is available capacity within the WWTW and a foul pumping station is proposed under application LA04/2019/2914/F to service the development. Water Management Unit (DAERA) were consulted on the application and are content with the proposal on the basis of the surface water environment.
	<u>Contamination</u>
9.32	A Contamination Assessment has been carried out on the site which has been reviewed by Environmental Health and DAERA (Land and Groundwater Team) who offer no objection to the proposal. The submitted evidence demonstrates that the site can be developed for its proposed end use with no unacceptable risks to human health or environmental receptors in accordance with the SPPS.
	<u>Other matters</u>
	<u>EIA Screening</u>
9.33	The proposed development falls within Schedule 2, Part 10(b) 'Urban development projects, including the construction of shopping centres and car parks' of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 as the site area would exceed 0.5 hectares. The development has been screened and it has been determined that it does not constitute EIA development.
	<u>Developer Contributions</u>
9.34	The proposed development does not meet the threshold set out in the Developer Contributions Framework January 2020 for the provision of a children's play area. However, the applicant has offered to make a contribution to an upgrade of the existing playground. In line with the

9.35	<p>SPPS and the Framework, this benefit cannot be considered a material consideration in the determination of this application.</p> <p><b>Invasive Species</b></p> <p>Concern has been raised from local residents over the presence of Japanese knotweed. An Invasive Species Survey of the site was carried out which found one continuous strand of Japanese knotweed within the woodland along the southern boundary and Himalayan balsam along the western boundary. This matter is covered by separation legislation not planning. An Invasive Species Management Plan has been submitted in any case, which recommends various control measures to ensure that the proposed works do not cause them to spread on or off site.</p>
<b>10.0</b>	<p><b>Summary of Recommendation:</b></p> <p>Having regard to the development plan, relevant policy context and other material considerations including third party representations, on balance, the proposal is considered acceptable. It is requested that the Planning Committee delegates authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the wording of conditions.</p>
<b>11.0</b>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>Prior to the occupation of any of the dwellings hereby permitted, the foul pumping station approved under application LA04/2019/2914/F shall be fully constructed and maintained thereafter to NI Water adoption standards.  Reason: In the interests of public health.</li> <li>The development hereby permitted shall be constructed in the materials shown on the approved plans.  Reason: To protect the visual amenities of the area.</li> <li>The development hereby permitted shall be carried out in accordance with the approved landscaping plan Drawing Number XX stamped received by Belfast City Council XX. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the completion of the development and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.  Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality.</li> <li>Prior to any work commencing on the site, 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</li> </ol>

	<p>all associated materials and equipment are removed from site. Please notify council to inspect the erection of the fencing prior to the beginning of construction works on site.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained.</p> <p>6. The development hereby permitted shall be carried out and maintained in accordance with the Landscape Management and Maintenance Plan (MWA Ref:83755.Doc.01) prepared by MWA Partnership Ltd. stamped received by Belfast City Council 18<sup>th</sup> December 2019 unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of biodiversity and to protect the general amenity and character and appearance of the locality.</p> <p>7. No trees which are shown as being retained on approved drawing no XX stamped received by Belfast City Council XX shall be cut down, uprooted or destroyed nor shall any retained tree be pruned or reduced without the prior written approval of the Local Planning Authority.</p> <p>Reason: To protect the trees to be maintained on the site and safeguard the character and appearance of the surrounding area and in the interests of biodiversity.</p> <p>8. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on drawing XX bearing the Department for Infrastructure Determination date stamp XX (Drawing No XX).</p> <p>Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> <p>9. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Drawing No XX stamped received by Belfast Planning Service XX to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p> <p>Reason: To ensure adequate provision has been made for parking within the site.</p> <p>10. Should any unforeseen ground contamination be encountered during the development, and in order to protect human health and environmental receptors, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures (and if required a Verification Report) should be prepared and submitted for appraisal.</p> <p>Reason: Protection of environmental receptors and human health.</p> <p>11. The development hereby permitted shall be carried out in accordance with approved Drawing Numbers XX stamped received by Belfast City Council XX. The means of enclosure including walls and boundary treatments shall be fully implemented in</p>
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	<p>accordance with the approved details prior to the occupation of any part of the development and thereafter maintained in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and ensure a satisfactory level of amenity for future occupiers.</p> <p>12. A detailed Construction Method Statement, for works in, near or liable to affect any waterway as defined by the Water (Northern Ireland) Order 1999, must be submitted to NIEA Water Management Unit, at least 8 weeks prior to the commencement of the works or phase of works.</p> <p>Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment</p> <p>13. The development hereby permitted shall be carried out in accordance with the submitted Construction Management Plan. The Management Plan shall be implemented as approved and maintained for the duration of the construction works.</p> <p>Reason: In the interests of public safety and amenity.</p> <p>14. Prior to the first occupation of the dwellings hereby permitted, noise mitigation measures shall be implemented and retained as such thereafter to ensure that internal noise levels within each dwelling shall:</p> <ul style="list-style-type: none"> <li>- not exceed 35 dB LAeq,(16hrs) at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</li> <li>- not exceed 30 dB LAeq,(8hrs) between the hours of 23:00 and 07:00hrs within the proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</li> <li>- not exceed 45 dB LAm<sub>ax</sub> for any single sound event between the 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.</li> </ul> <p>Reason: Protection of residential amenity.</p>
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**Notification to Department (if relevant):** N/A

**Representations from Elected members:** Meeting held with Councillor Heading and the applicant Apex on Tuesday 25<sup>th</sup> February 2020.

**Details of Neighbour Notification** (all addresses)

10 – 68 Alina Gardens, Dunmurry, Antrim, Northern Ireland, BT17 0QJ

10 - 132 Areema Drive, Dunmurry, Dunmurry, Antrim, BT17 0QH

9 - 19 Aghery Walk, Dunmurry, Dunmurry, Antrim, BT17 0QQ

7, Flat A-D, Aghery Walk, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0QQ

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## Committee Application

Development Management Report	
<b>Application ID:</b> LA04/2019/2914/F	<b>Date of Committee:</b> 10 <sup>th</sup> March 2020
<b>Proposal:</b> Foul pumping station with associated landscaping in connection with application LA04/2018/2726/F for housing	<b>Location:</b> Lands to rear of 7-9 Aghery Walk Belfast Dunmurry
<b>Referral Route:</b> Associated with application LA04/2018/2726/F which is required to be brought to committee	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Apex Housing Association The Gasworks 6 Cromac Place Belfast BT7 2JB	<b>Agent Name and Address:</b> JNP Architects 2nd Floor Alfred House 21 Alfred Street Belfast BT2 8ED
<p><b>Executive Summary:</b> This application seeks full planning permission for a foul pumping station with associated landscaping which is required to serve a social housing development proposed under application LA04/2018/2726/F.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Design and impact on character and appearance of the area including Draft Local Landscape Policy Area</li> <li>• Impact on amenity / human health</li> <li>• Flooding</li> </ul> <p>The application site is unzoned 'whiteland' within the settlement limits of the Lisburn Area Plan 2001. In Draft BMAP (2004), the site is zoned for social housing under ML06/05. At examination of Draft BMAP (2004), the Planning Appeals Commission (PAC) recommended that there should be no change to the site being indicated as existing open space. In the BMAP Adoption Statement 2014 by the then DOE, they did not except this recommendation and stated that the site was in fact zoned for Social Housing on Map. 3/019. The site was subsequently zoned for social housing under ML 04/08 of Draft BMAP 2015 (final draft version prior to adoption).</p> <p>The site would fall under the definition of open space as per the annex to PPS8 and the proposal would result in the loss of open space. However, it is considered that there are material considerations that would outweigh the loss of open space in this exceptional instance. These considerations include the zoning of land for social housing within both Draft BMAP (2004) and Draft BMAP 2015 (final draft version prior to adoption), the extensive housing need within this area and the remaining retention of open space of the larger site.</p> <p>The proposal would not adversely impact the character and appearance of the area including the draft Derryaghy LLPA and amenity of nearby residents or human health. In addition, the proposal raises no unacceptable flooding risks.</p>	

NI Water, DAERA (Drainage and Water) and BCC Environmental Health were consulted and have offered no objection to the proposal.

105 letters of objection have been received, summarised as:

- Smell from sewage waste;
- Already have carriageway traffic at back of Areema Drive;
- Drainage of sewage adding to an area already prone to flooding;
- Disturbance of Japanese knotweed causing damage to properties;
- Will cause great physical and mental concern to the whole community.

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

The proposal has been assessed against and is considered to comply with PPS7, PPS8 and PPS11, the SPPS and Draft BMAP. Having regard to the development plan, relevant planning policies, and other material considerations including third party representations, on balance, it is recommended that the proposal is approved.

**Recommendation – Approved subject to conditions**

It is requested that the committee delegates authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the final wording of conditions.





Characteristics of the Site and Area		
1.0	<b>Description of Proposed Development</b> This application seeks full planning permission for a foul pumping station with associated landscaping which is required to serve a social housing development proposed under application LA04/2018/2726/F. The foul pumping station is to be enclosed by a 1.8m high timber fence with a landscaping buffer surrounding it. The footprint of the enclosure is 5m x 5m with an area of 25 sq.m. The majority of the plant is to be underground with the exception of the 1.8m control panel/ kiosk, hose reel and 5m light pole.	
2.0	<b>Description of Site and Area</b> The application site comprises an area of existing grassed open space in front of housing along Areema Drive. The surrounding area is defined by mix of housing and open spaces.	
Planning Assessment of Policy and other Material Considerations		
3.0	<b>Site History</b>  S/2014/0839/PREAPP - Outline permission for housing development – Withdrawn  LA04/2015/0465/PAD - Social Housing Development – PAD concluded  LA04/2015/1412/PAD - Proposed social housing development consisting of approximately 40 units including associated amenity space, parking, site works and access roads and infrastructure – PAD concluded  LA04/2018/2726/F - Social housing development of 20no semi-detached dwellings and 2no apartments – Pending	
4.0	<b>Policy Framework</b>	
4.1	Lisburn Area Plan (2001)	
	4.1.1	Policy H2 Housing
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015  Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which 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.	
	Draft BMAP 2004	
	4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
	4.2.2	Policy HOU3 Social Housing
	4.2.3	Policy ENV3 Local Landscape Policy Areas
		Designation ML01 Metropolitan Development Limit Lisburn
	4.2.4	Designation ML06/05 – Social housing
	4.2.5	Designation ML17 Local Landscape Policy Area Derryaghy River
	Draft BMAP 2015 (purported to be adopted)	
	4.2.6	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
	4.2.7	Allocation HOU 2 Social Housing
	4.2.8	Policy ENV1 Local Landscape Policy Area
	4.2.9	Policy OS1 Community Greenways
	4.2.10	Zoning ML 04/08 Social Housing - Key Site Requirements
	4.2.11	Designation ML15 Local Landscape Policy Area Derryaghy River
4.3	Regional Development Strategy 2035	

4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 7: Quality Residential Environments Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation Planning Policy Statement 11: Planning and Waste Management
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	NI Water – Advice
5.2	DAREA (Drainage and Water) – No objection
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>
6.1	BCC Environmental Health – No objection
<b>7.0</b>	<b>Representations</b>
7.1	<p>The application was neighbour notified on the 23<sup>rd</sup> January 2020. It was advertised in the local press on the 27<sup>th</sup> December 2019. The consultation period expired on the 6<sup>th</sup> February 2020.</p> <p>A total of 105 letters of objection have been received from residents, summarised as:</p> <ul style="list-style-type: none"> <li>• Smell from sewage waste which would be a constant environmental issue;</li> <li>• Already have carriageway traffic at back of Areema Drive;</li> <li>• Drainage of water from sewage would add to an area already prone to flooding;</li> <li>• Japanese knotweed along the back of the river, which if disturbed will cause damage to properties;</li> <li>• Will cause great physical and mental concern to the whole community.</li> </ul> <p>These issues are addressed in the main body of the report below.</p> <p>A meeting was held with Councillor Heading and the applicant Apex on Tuesday 25<sup>th</sup> February 2020.</p>
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Living Spaces: An Urban Stewardship and Design Guide or Northern Ireland Creating Places The Belfast Agenda
<b>9.0</b>	<b>Assessment</b>
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"> <li>- Principle of development</li> <li>- Design, Impact on character and appearance of the area including draft Local Landscape Policy Area (LLPA)</li> <li>- Impact on amenity / human health</li> <li>- Flooding</li> <li>- Other matters</li> </ul>
9.3	<p><u>Principle of development</u></p> <p>The application site is unzoned 'whiteland' within the settlement limits of the Lisburn Area Plan 2001. In Draft BMAP (2004), the site is zoned for social housing under ML06/05. At examination of Draft BMAP (2004), the Planning Appeals Commission (PAC) recommended that there should be no change to the site being indicated as existing open space. In the BMAP Adoption Statement 2014 by the then DOE, they did not except this recommendation and stated that the site was in fact zoned for Social Housing on Map. 3/019 and NIHE confirmed that there is a substantial housing need in and around Areema and noted planning permission</p>

	for 10 units had lapsed. Please note reference to previous planning permission was an error as there is no previous planning history. The site was subsequently zoned for social housing under ML 04/08 of Draft BMAP 2015 (final draft version prior to adoption).
9.4	Currently the site would fall under the definition of open space as per the annex to PPS8 and the proposal would result in the loss of open space. However having regard to the zoning of the land as social housing within both Draft BMAP (2004) and Draft BMAP 2015 (final draft version prior to adoption) which merits substantial weight, the extensive housing need within this area which would represent a substantial community benefit and remaining retention of open space of the larger site, these material considerations are considered to outweigh the loss of open space in this instance. Therefore, the principle of housing and proposed foul pumping station which is essential infrastructure required serve the housing is considered acceptable in accordance with Policy OS1, the SPPS and Draft BMAP.
9.5	<u>Design and Impact on the character and appearance of the area including draft LLPA</u> The proposed pumping station is limited in scale and footprint. A 1.8 metre high timber fence with a surrounding landscaping buffer and tree planting would screen all the associated plant and equipment with the exception of the light pole, which would be akin to a normal street light. The landscaping buffer would provide the structure with a soft edge ensuring that it would not adversely impact the character and appearance of the area including the draft LLPA. The proposal would therefore comply with Policy QD1 of PPS7, Policy WM1 of PPS11, the SPPS and Draft BMAP.
9.6	<u>Impact on Amenity/ Human Health</u> There would be a 15 metre buffer maintained between the proposed plant and the nearest residential property at 7 Aghery Walk. The foul pumping station is to be built to NI Water's adoption standards. A Noise Impact Assessment has been submitted which demonstrates that any noise generated from the foul pumping station plant would be well below the background noise levels for both day and night time for the site, therefore no impact is likely to occur in respect of noise.
9.7	An Odour Impact Assessment was also carried out which demonstrates that odour concentrations would be low / negligible and therefore unlikely to have an adverse impact on surrounding properties. NI Water and DAERA were consulted and offer no objection. Environmental Health also reviewed the reports and are content with the proposal.
9.8	On this basis, it is considered that the proposal would not result in an unacceptable adverse impact on the amenity of neighbouring properties or human health in accordance with Policy QD1 of PPS7, Policy WM1 of PPS11 and the SPPS.
9.9	<u>Flooding</u> This part of the site is not located within the fluvial or pluvial flood plain. A Drainage Plan has been submitted showing the integration of the pumping station with the housing proposed under application LA04/2018/2726/F. The Flood Risk and Drainage Assessment submitted under the housing application included an allowance for the pumping station. The discharge rates proposed mimic the Greenfield run-off rate and Rivers Agency have offered no objection under the housing application. Therefore, it is considered that the proposal raises no unacceptable flooding risks in accordance with Policy WM1 of PPS11.
9.10	<u>Other matters</u> Concern has been raised from local residents over the presence of Japanese knotweed. An Invasive Species Survey of the wider site has already been carried out as part of application LA04/2018/2726/F. The survey found one continuous strand of Japanese knotweed within the woodland along the southern boundary and Himalayan balsam along the western boundary. The proposed pumping station is not located within close proximity to any of these areas. In

	any case, this matter is covered by separation legislation not planning. An Invasive Species Management Plan has been submitted under application LA04/2018/2726/F, which recommends various control measures to ensure that the proposed works do not cause them to spread on or off site.
9.11	The only traffic associated with the foul pumping station would for servicing and maintenance purposes, which would be infrequent raising no concerns in relation to traffic generation.
<b>10.0</b>	<b>Summary of Recommendation:</b> Having regard to the development plan, relevant policy context and other material considerations including third party representations, on balance, the proposal is considered acceptable. It is requested that the Planning Committee delegates authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the wording of conditions.
<b>11.0</b>	<b>Conditions</b>  <ol style="list-style-type: none"> <li>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.</li> <li>2. The foul pumping station hereby permitted shall be fully constructed prior to the occupation of any of the dwellings approved under application LA04/2018/2726/F and maintained thereafter in accordance with NI Water adoption standards.  Reason: In the interests of public health.</li> <li>3. The development hereby permitted shall be carried out in accordance with the approved landscaping plan Drawing Number 06 stamped received by Belfast City Council 18<sup>th</sup> December 2019. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the completion of the development and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.  Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality.</li> <li>4. The development hereby permitted shall be carried out and maintained in accordance with the Landscape Management and Maintenance Plan stamped received by Belfast City Council XX unless otherwise agreed in writing by the Local Planning Authority.  Reason: In the interests of biodiversity and to protect the general amenity and character and appearance of the locality.</li> </ol>

**Notification to Department (if relevant):** N/A

**Representations from Elected members:** Meeting held with Councillor Heading and the applicant Apex on Tuesday 25<sup>th</sup> February 2020.

**Details of Neighbour Notification** (all addresses)

9 – 19 Aghery Walk, Dunmurry, Dunmurry, Antrim, BT17 0QQ

44- 86 Areema Drive, Dunmurry, Dunmurry, Antrim, BT17 0QG

Flat A - D, 7 Aghery Walk, Dunmurry, Dunmurry, Antrim, BT17 0QQ

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> Tuesday 10 March 2020	
<b>Application ID:</b> LA04/2019/2257/F	
<b>Proposal:</b> 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)).	<b>Location:</b> 81-87 Academy Street & 2-6 Exchange Street, Belfast BT1 2LS.
<b>Referral Route:</b> Major application	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Lacuna Academy Street Ltd 74A High Street Hollywood BT18 9AE	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<b>Executive Summary:</b> The application seeks full permission for the a 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. The application is an alternative scheme to a previous planning permission for 90 units (LA04/2017/2811/F).  The key issues are: <ul style="list-style-type: none"> <li>• principle of development</li> <li>• design and impact on the Conservation Area</li> <li>• impact on built heritage</li> <li>• amenity and open space</li> <li>• access, movement, parking and transportation, including road safety</li> <li>• flood risk</li> <li>• other environmental matters</li> <li>• developer contributions</li> </ul> <p>The application site is located at 81-87 Academy Street and 2-6 Exchange Street, Belfast. The site until recently was partly occupied by a three storey derelict building in the northern half of the site with the southern half occupied by a surface level car park. Demolition of the building has already taken place and the site is now vacant. The site is in the vicinity of a number of listed buildings. The site is located within Cathedral Conservation Area as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP).</p>	

BCC Environmental Health, HED Historic Buildings, DfI Roads Service, and BCC Urban Design Officer all have objected to or raised issues regarding the proposed development.

Northern Ireland Water Ltd, DFI HED Historic Monuments, DFI Rivers Agency, DAERA Water Management Unit, DAERA Regulation Unit, Belfast City Airport, BCC Conservation Officer have raised no objections, subject to certain conditions.

Having regard to the previous approval under LA04/2017/2811/F for 'Demolition of existing building and erection of 16 storey residential building comprising 90 units (30 x one bed and 60 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), plant room, substation and associated public realm works' the proposal is considered, on balance, acceptable.

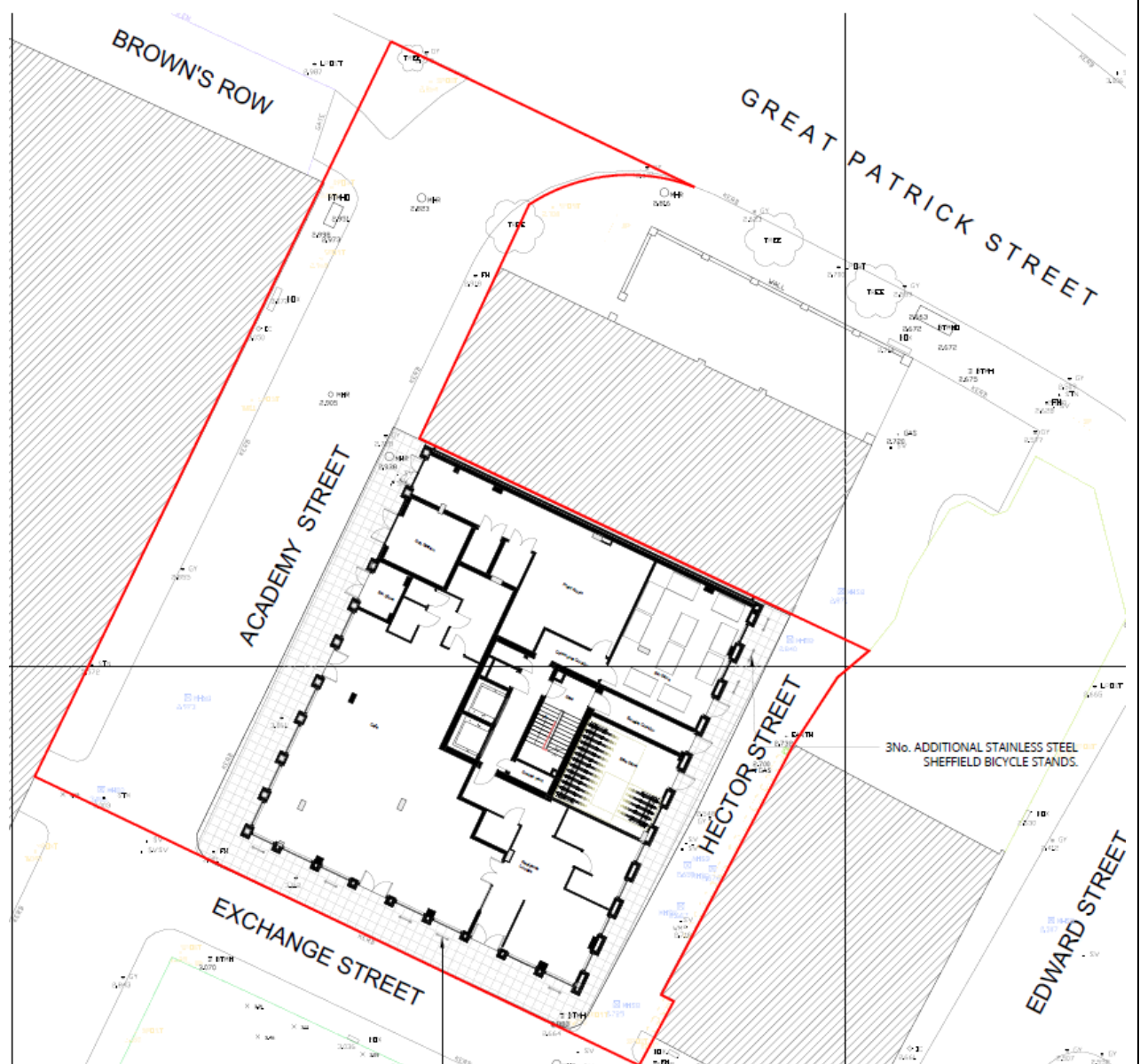
It is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission, subject to receipt of final comments from DFI Roads, resolution of the detailed design issues raised by the Urban Design Officer and HED, submission of the noise information, finalising the wording of conditions and completion of a Section 76 planning agreement.

If Members accept the officer recommendation, it is unnecessary to notify the Department for Infrastructure of the application under the provisions of the Planning (Notification of Applications) Direction 2017 on the basis that the objections from statutory consultees are not significant, given the previous planning permission for a similar development at the site.



## 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

1.1 The application seeks full planning permission for the 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. The application is an alternative scheme to a previous planning permission for 90 units (LA04/2017/2811/F).

## 2.0 Description of Site

2.1 The application site is located at 81-87 Academy Street and 2-6 Exchange Street, Belfast. The site until recently was partly occupied by a three storey derelict building in the northern half of the site with the southern half occupied by a surface level car park. Demolition of the building has already taken place and the site is now vacant.

2.2 The site is a small parcel of land and is bounded by Academy Street to the west; Exchange Street to the south; and Hector Street to the east. The site abuts a 3 storey eye clinic on its north side beyond which is Great Patrick Street (A2). A number of new substantial Purpose Built Student Accommodation blocks are being constructed to the far side of Great Patrick Street to the north. To the immediate west is the former Belfast Education and Library Board building (up to 4 storeys), beyond which is part of the new Ulster University campus. To the south is The Mac (8 storeys) and to the east is a commercial building (3 storeys).

2.3 The site is in the vicinity of a number of listed buildings. Notably, these include the Belfast Education and Library Board building to the immediate west of the site (Grade B2 Listed); and St. Anne's Cathedral further to the south (Grade A Listed). The site is located within Cathedral Conservation Area as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP).

## Planning Assessment of Policy and Other Material Considerations

### 3.0 Site History

3.1 There are a number of planning approvals on the actual site and surrounding it. The most relevant however is a recently approved permission on the site, under application reference LA04/2017/2811/F for "Demolition of existing building and erection of 16 storey residential building comprising 90 units (30 x one bed and 60 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), plant room, substation and associated public realm works" which was granted permission on 02/05/19. An accompanying application to demolish the building was granted under LA04/2017/2783/DCA on 02/05/19. The proposal falls under the category of Major Development, however, Pre Application Community Consultation was carried out under the planning reference LA04/2019/1164/PAN.

### 4.0 Policy Framework

4.1 Belfast Urban Area Plan 2001 (BUAP)

4.2 (Draft) Belfast Metropolitan Area Plan (BMAP) 2004

4.3 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015

4.4 Developer Contribution Framework 2020

4.5 Strategic Planning Policy Statement (SPPS)

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

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

4.8 Planning Policy Statement (PPS) 7: Quality Residential Environments

4.9 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation

4.10 Planning Policy Statement (PPS) 13: Transportation and Land Use

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

### 5.0 Statutory Consultees

5.1 DfI Roads Service – Objection

5.2 Northern Ireland Water Ltd – No objection

5.3 DfI Rivers Agency – No objection

5.4 DfC HED Historic Buildings – Objection

5.5 DfC HED Historic Monuments - No objection subject to conditions

5.6 DAERA Regulation Unit – No objection subject to conditions

5.7 DAERA Water Management Unit – No objection

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – Issues raised

6.2 BCC Urban Design Officer – Issues raised

6.3 BCC Conservation Officer – No objection

6.4 Belfast City Airport – No objection

7.0 Representations

The application has been neighbour notified and advertised in the local press. No written representations have been received.

8.0 Other Material Considerations

8.1 Parking Standards

8.2 Creating Places (former DoE)

8.3 Cathedral Quarter Conservation Area Guidance Document

## 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 located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and within the Cathedral Quarter Conservation Area.

9.2 The proposed development is for the erection of a 16 storey residential building comprising 105 residential units and associated public realm works. This is an alternative to a previous approved scheme (LA04/2017/2811/F) for 90 units and this report shall address the changes.

9.3 The key issues are:

- principle of development
- design and impact on the Conservation Area
- impact on built heritage
- amenity and open space
- access, movement, parking and transportation, including road safety
- flood risk
- other environmental matters
- developer contributions

## 9.4 Principle of development

The site is within the development limits of Belfast in BUAP, and both versions of Draft BMAP (2004 and 2014) where residential use is acceptable in principle. The site is currently vacant and is previously developed land. The principle of a development of this broad form, scale and use in this location has already been established through the previous planning permission. This represents a fall-back which could be implemented as an alternative were planning permission for the current scheme to be refused. The proposed development would help fulfil the strategic objectives of the *Belfast Agenda* by encouraging city centre living. It is considered that the

redevelopment of the site will represent a more productive use of the site and is acceptable subject to the consideration of the planning issues discussed below.

#### **9.5 Design and impact on the Conservation Area**

The proposed building's form, building height, massing, materials, and fenestration remains the same as approved previously, and in this regard remain acceptable.

9.6 The proposed building remains 16 storeys with 105 apartments as opposed to 90 as previously approved. An additional apartment is proposed on each of the upper floors from first floor upwards. These range in size from 45.1 sqm (smallest one bedroom apartment) to 65.1 sqm (smallest two bedroom apartment). These are within acceptable space standards for dwellings in "established residential areas" (i.e. residential neighbourhoods dominated by medium to low density single family housing with associated private amenity space or gardens) set out in Annex A of the Addendum PPS7. However, Members should note that these standards do not apply to this city centre site. The other changes are alterations to the roof top, changes to the public realm proposals, elevational changes, and changes to the ground floor layout.

9.7 Those apartments along Academy Street from the 1<sup>st</sup> to 3<sup>rd</sup> floor will benefit from private terraces as previously approved, as will those corner apartments along the southern side of the building from 4<sup>th</sup> to 15<sup>th</sup> floors and those on the northern side from 13<sup>th</sup> to 15<sup>th</sup> floors.

9.8 From drawings received electronically on 24 Feb 2020 (awaiting hard copies at the time of writing), updated to include additional annotation, it is noted that all materials proposed remain the same as previously approved and will include brick, bronze metallic finished aluminium rain screen panels, bronze metallic finished aluminium rain screen folded panels, glazed doors, windows and curtain walling panels. A condition shall be attached should approval be granted for the submission of samples of external materials to be agreed in writing by the Planning Authority prior to the commencement of development.

9.9 BCC's Urban Design Officer raises a number of issues, and draws particular attention to the previously approved building articulation which responded positively to the tripartite principle of base, middle and top: *'Angled bronze panelling was applied to the lower four floors along with strong horizontal bronze panelling which together with the setback along Academy Street helped to define the 'base' of the building. The bronze panelling above level 03 was then applied as a straight run up to and including level 12 (i.e. without the stronger horizontal panelling element of the lower floors) thereby giving definition to the 'middle' section of the building. A more delicate folded form was then applied to the panelling in order to give definition to the upper three storeys (top) of the building. The definition of this 'top' element was continued along both Academy Street and Hector Street elevations by way of a defined horizontal brick 'cornice' detail above level 12 and the incorporation of corner balconies for those upper three floors on the northern elevation.'* He went on to say *'all of these design details appear to have now been removed from the elevations which in my view undermines and waters down the initial design concept and results in a more uniform and flatter elevation.'* Officers advise that these design elements must be reintroduced to achieve an appropriate quality development.

9.10 The BCC Conservation Officer concludes that the amendments to the previous approval are "minor in nature" and therefore would not introduce any demonstrable harm to the character and appearance of the conservation area above or beyond what has previously been granted approval. Therefore the proposal is considered acceptable having regard to Policy BH12, New Development in a Conservation Area, of PPS 6.

9.11 There are a number of changes to the ground floor layout. There is a smaller reception area than previously approved provided off Exchange Street. All residents will enter at this point with access to the resident's cycle storage only via a door off Hector Street. Although this is acceptable with regards to visual amenity DfI Roads Service have objected to this arrangement

and have requested an internal access also (this issue is covered later in the report). A minor reconfiguration of the switch rooms which are accessed via the plant room directly off Academy Street is proposed as well as switching the bin store and bike store locations along Hector Street. A larger café than previously approved is proposed. These changes collectively are considered minor in nature and acceptable from an overall design point of view.

#### **9.12 Impact on Built Heritage**

The application site is located within an area of archaeological potential. HED Historic Monuments has assessed the application and on the basis of the information provided is content that the proposal complies with SPPS and PPS 6 archaeological policy requirements subject to conditions for the agreement and implementation of a developer funded programme of archaeological works.

9.13 The proposal is directly adjacent to Belfast Education and Library Board building as well as in the vicinity of St Anne's Cathedral, both of which are listed, and therefore HED Historic Buildings were consulted. HED objected to the previous application stating that it was contrary to PPS 6 on grounds of adverse impact on the setting of nearby Listed Buildings by reason of the height and design of the building. Historic Buildings stated within their response to the current application that *'Internal reconfiguration to provide more accommodation does not impact significantly on the building envelope and for this reason HED would advise this aspect to be of no greater demonstrable harm than the consented scheme. It should be noted nonetheless that consent for the approved proposal was granted against HED advice.'* They have sought clarification of the proposed materials, submission and agreement of which they advise should be controlled by conditions should planning permission be granted. Officers consider that subject to clarification of points relating to the detailed design of the building, as previously covered in this report, the proposal would have no greater impact on the setting of the Listed Buildings than the previous permission. The Council concluded that the previous scheme would not have a harmful impact on the setting of the Listed Buildings and the current proposal does not raise any additional impacts in this regard.

#### **9.14 Amenity and Open Space**

PPS7 and PPS8 requires that residential developments should provide a certain level of private amenity space and open space for prospective residents. The level of provision should be broadly in line with the Creating Places guidance. Amenity space as previously approved was shown in the form of balconies on 27 of the 90 units, as well as a rooftop terrace, with a total provision of approximately 480 square metres. This equated to an average of 5.3 sqm per unit. The proposed development, as amended, shows a larger rooftop landscaped area with balconies on 42 of the 105 units, and a total provision of approximately 509 square metres amenity space. This equates to an average of 4.8 sqm per unit.

9.15 Creating Places states that in the case of apartment or flat developments, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10 sqm per unit to around 30 sqm per unit. The extant planning permission is already less than the minimum standard and the current proposal would be slightly less again. Given the inner urban context of the site this level of amenity is on balance acceptable. Regard is had to the close proximity of Buoy Park located approximately 100m south-west of the site, which is expected to be redesigned to provide a high quality form of amenity within the city centre.

9.16 In terms of public open space, Policy OS2 of PPS8 requires residential schemes of 25 units or more to make on-site provision. An exception to the requirement will be permitted in the case of apartment developments where a reasonable level of private communal open space is being provided. It is acknowledged that the proposal would provide less than the usual minimum standard of private amenity space. However, regard is had to the previous planning permission and again to the proximity to Buoy Park.

#### **9.17 Access, movement, parking and transportation, including road safety**

DFI Roads commented on the application on 04 February 2020 and advised that it was unacceptable in its then form. It identified the following issues as needing to be addressed.

- Cycle parking must be accessible through the lobby to allow residents to access their bicycles from within the building;
- Appropriate facilities should be provided for people with disabilities;
- The proposed public realm improvements outside the building will need to be maintained by the applicant for a period of 10 years as part of a Section 76 planning agreement;
- The materials used on the footways, pedestrianised road surfaces and pedestrianised public realm should be in accordance with *Streets Ahead 3* Palette of Materials and meet the necessary standards;
- The applicant should make available 2 car club spaces on land under the applicant's control within a short distance of the site for a minimum of 5 years.

9.18 As with the previous scheme, the proposal does not provide any dedicated on-site parking. DFI Roads advise that the applicant's approach to the shortfall in parking through measures in the Travel Plan, including the proposed travel cards, is broadly acceptable.

9.19 The proposed bike store will cater for 36 spaces as previously approved with an additional five cycle stands provided along Exchange Street, again as previously approved. The applicant has submitted amended plans showing internal access to the bike store. These plans are being considered by DFI Roads and their comments are awaited.

9.20 With regard to the provision of appropriate facilities for disabled persons, the building will be fully accessible to persons within wheelchairs with barrier free access from all ground floor external doors and access to upper floors via lift to all floors including the roof top garden terrace. The building will need to comply with Building Regulation disability standards.

9.21 The applicant states that the proposed public realm upgrade works have not changed when compared with the previous approval (ref. LA04/2017/2811/F), and accord with the *Streets Ahead 3* materials and standards. They also state that a Private Streets Determination drawing was approved under the previous application. DFI Roads are currently considering these points.

9.22 The applicant proposes to provide a travel card for each apartment unit (105) for a period of 5 years, consistent with the previous approval. The travel cards would provide free travel to residents and encourage a modal shift to public transport. If Members accept the officer recommendation, the travel cards and travel plan would need to be secured by means of a Section 76 planning agreement as was the case with the previous permission. Whilst DFI Roads have requested additional sustainable transport measures in the form of two dedicated car club spaces, it is considered that this requirement is unreasonable given the fall-back of the previous planning permission. It is considered disproportionate to require these car club spaces given the increase in the number of units is only 15.

#### **9.23 Flood Risk**

Since the proposal is for development of more than 10 units Policy FLD 3 of PPS 15 applies. A Drainage Assessment has been submitted as well as Flood Risk Assessment, and sent to DFI Rivers Agency for comment. They responded on 27/11/19 with no objection. NI Water Ltd also stated no objection to the proposal. Regard is also had to the previous planning permission. The proposed development is considered acceptable with respect to flood risk and drainage.

#### **9.24 Other environmental matters**

A Preliminary Risk Assessment and Generic Quantitative Risk Assessment were submitted relating to the risk of contaminated land on the site. BCC Environmental Health and DEARA

both responded with no objection to the proposal and suggesting conditions to be included should approval be granted relating to the submission of a verification report relating to any remediation works carried out. The submission and agreement of a Piling Risk Assessment prior to the commencement of development will be conditioned should approval be granted.

9.25 DAERA Water Management Unit cited concern over the potential impact on sewage loading to Belfast waste water treatment works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised.

9.26 A noise impact assessment was submitted which included information relating to the previous approval. Since the plans have changed slightly EHO have requested that confirmation that the sound reduction for the windows are based on the revised drawings with consideration given to the glazing to external doors from the habitable rooms also. This information is currently outstanding.

9.27 An air quality assessment was also submitted which demonstrated the proposed development will not have an adverse impact on the air quality in the vicinity of the site and occupants will not be exposed to air quality concentrations that exceeding UK Air Quality objectives. They have suggested two conditions to be attached should approval be granted however relating to the submission of a Construction Environmental Management Plan and hot water plant details.

9.28 EHO raised concern relating to the potential for odours from the proposed ground floor café and requested additional information relating to this. Details of which can be conditioned to be submitted and agreed in writing prior to the operation of the development, if approved.

#### **9.29 Developer Contributions**

The developer entered into Section 76 legal agreement with Belfast City Council with regards to the previous approval. This secured travel cards, a travel plan and community apprenticeships. The developer has expressed a willingness to provide an additional 15 travel cards to cover the additional apartments as part of the amended scheme with a new Section 76 legal agreement. The planning obligations relating to the travel plan and community apprenticeships should also be repeated. The recommendation to grant planning permission is therefore subject to the completion of a Section 76 planning agreement to secure these.

#### **9.30 Conclusion**

Having regard to the policy context, planning history on the site and other material considerations above, the proposal is considered on balance acceptable and planning permission is recommended for approval subject to conditions and a Section 76 planning agreement.

9.31 It is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission, subject to receipt of further comments from DFI Roads, resolution of the detailed design issues raised by the Urban Design Officer and HED, submission of the noise information, finalising the wording of conditions and completion of a Section 76 planning agreement.

9.32 If Members accept the officer recommendation, it is considered unnecessary to notify the Department for Infrastructure of the application under the provisions of the Planning (Notification of Applications) Direction 2017 on the basis that the objections from statutory consultees are not deemed significant, given the fall-back and previous planning permission for a similar development at the site.

**Neighbour Notification Checked: Yes**

**Summary of Recommendation:** Approval subject to conditions

**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. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable. 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.

3. After completing the remediation works under Condition 2; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable.

The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

4. 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://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

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

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

Reason: Protection of human health.



6. Prior to commencement of development, a Construction Environmental Management Plan must be submitted for review and approval by Belfast City Council. This Plan should outline the methods to be employed to minimise noise, vibration and dust impact from demolition and construction operations demonstrating best practicable means. The Plan should pay due regard to BS 5228:2009+1 A1:2014 Code of practice for noise and vibration control on construction and open sites part 1: Noise and Part 2: Vibration, and IAQM Guidance on the assessment of dust from demolition and construction 2014 and include the proposed noise, dust and vibration monitoring methods, noise, vibration and dust mitigation methods and arrangements for neighbour liaison..

Reason: Protection of amenity of neighbouring properties.

7. Prior to the installation of the combined heating and hot water plant details of the emission rates and location and height of the termination point (S) of the flue must be submitted to and approved in writing by the Council. Based on this information an additional air quality assessment may be required. The assessment must demonstrate that occupants of the proposed development, including the users of the roof top terrace will not be exposed to concentrations of air pollution in excess of air strategy objectives.

Reason: Protection of human health.

8. Prior to the commencement of development full details of the ventilation and extraction system for the proposed ground floor cafe use shall be submitted to and agreed in writing with the Planning Authority. The ventilation and extraction system shall be installed in accordance with the approved details prior to occupation and shall be retained in situ at all times.

Reason: Protection of amenity.

9. The development hereby approved shall not be occupied unless the roof top communal amenity space has been provided in accordance with the approved details. The roof top communal amenity space shall be retained as such at all times.

Reason: To provide adequate communal amenity space.

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

10. Notwithstanding the details shown on stamped approved drawings, no development shall be carried out unless full particulars of the following have been submitted to and approved in writing by the Council.
  - a. A detailed schedule for all external finishes
  - b. A sample panel of all external finishes

The sample panel shall remain on site for the duration of the construction.

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

Reason: To ensure the external appearance of the building is satisfactory and in the interests of visual amenity.

11. Prior to the commencement of development a lighting strategy detailing how the north façade of the building will be illuminated shall be submitted and approved by the Planning Authority in writing. The external lighting shall be implemented and maintained in accordance with the approved details.

Reason: To ensure the external appearance of the building is satisfactory and in the interests of visual amenity.

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

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

No site works shall take place other than in accordance with the approved POW.

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

13. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 13. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

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

14. The public realm improvement works shall be completed in accordance with the approved plans prior to occupation of the first residential unit hereby approved.

Reason: In the interests of visual amenity and to ensure the provision of a high quality public realm.

15. The development shall not be occupied until bicycle storage has been provided in accordance with the approved plans and shall be permanently retained as such.

Reason: To promote sustainable alternative modes of transport.

16. The development shall not be occupied until the waste storage area has been provided in accordance with the approved plans and shall be permanently retained as such.

Reason: In the interests of the amenities of the area.

<b>ANNEX</b>	
<b>Date Valid</b>	24th September 2019
<b>Date First Advertised</b>	8th November 2019
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses)  1 Hector Street,Belfast,Antrim,BT1 2HS 14 Hector Street,Belfast,Antrim,BT1 2HS 1st Floor Office,89-91 ,Academy Street,Belfast,Antrim,BT1 2LS 28 Great Patrick Street,Belfast,Antrim,BT1 2LT 2nd Floor Office,89-91 ,Academy Street,Belfast,Antrim,BT1 2LS 32-34 ,Great Patrick Street,Belfast,Antrim,BT1 2LT 32a ,Great Patrick Street,Belfast,Antrim,BT1 2LT 36-38 ,Great Patrick Street,Belfast,Antrim,BT1 2LT 40 Academy Street,Belfast,Antrim,BT1 2NQ 40 Great Patrick Street,Belfast,Antrim,BT1 2LT 40-46 ,Edward Street,Belfast,Antrim,BT1 2LP 7 – 9 Exchange Street,Belfast,Antrim,BT1 2LJ	
<b>Date of Last Neighbour Notification</b>	29th November 2019
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA04/2019/1164/PAN Proposal: Material change to development approved under LA04/2017/2811/F to accommodate additional 15 apartments, effect consequential adjustments to elevations and reflect minor changes to ground floor new apartment total 105; no change to building height. Address: 81-87 Academy Street and 2-6 Exchange Street, Belfast., Decision: PANACC Decision Date:	

Ref ID: LA04/2019/1046/DC

Proposal: Discharge of condition 10 LA04/2017/2811/F

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS.,

Decision: RL

Decision Date:

Ref ID: Z/1988/2334

Proposal: Change of use to social club and provision of shop unit

Address: 166/168 NORTH STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: LA04/2017/0566/PAN

Proposal: Demolition of the existing buildings and re-development of the site, including the provision of up to 96 private rented apartments and ancillary ground floor uses including reception/lobby, communal amenity, servicing (refuse/recycling/bike storage/general storage), plan room and sub-station.

Address: 81-87 Academy Street and 2-6 Exchange Street, Belfast, BT1 2LS,

Decision: PANACC

Decision Date:

Ref ID: LA04/2017/2783/DCA

Proposal: Demolition of existing building to facilitate redevelopment of site for a residential building.

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS,

Decision: CG

Decision Date: 03.05.2019

Ref ID: LA04/2017/2811/F

Proposal: Demolition of existing building and erection of 16 storey residential building comprising 90 units (30 x one bed and 60 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), plant room, substation and associated public realm works.

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS,

Decision: PG

Decision Date: 03.05.2019

Ref ID: LA04/2017/0119/F

Proposal: Belfast Streets Ahead-Phase 3. Public realm/environmental improvement project Provision of stone paving, street furniture, trees, lighting, and soft landscaping.

Address: Frederick Street, Great Patrick Street and Exchange Street West.,

Decision: PG

Decision Date: 22.09.2017

Ref ID: LA04/2017/1347/PAN

Proposal: Demolition of existing building and re development of the site including the provision of circa. 121 private rented apartments and ancillary ground floor and mezzanine uses including reception/lobby, cafe, communal amenity, servicing (refuse/recycling/bike storage/general storage), plant room and sub-station.

Address: 81-87 Academy Street and, 2-6 Exchange Street, Belfast, BT12LS,  
Decision: PANACC  
Decision Date:

Ref ID: Z/2005/0389/F

Proposal: Construction of a new road junction at Edward Street and Dunbar link;  
relocation of the existing junction of Talbot Street with Dunbar link; and the provision of  
a new link road between Hector Street and Edward Street.

Address: 40-46 Edward Street, Edward Street junction with Dunbar Link, Talbot Street  
junction with Dunbar Link, Belfast BT1 2LP

Decision:

Decision Date: 12.05.2006

Ref ID: Z/2013/0845/F

Proposal: Proposed change of use to Class D1 (a) Medical or Health Services -  
including alterations and refurbishment works to the interior of the building.

Address: 89-91 Academy Street Town Parks, Belfast, BT1 2LS,

Decision: PG

Decision Date: 19.11.2013

Ref ID: Z/1985/1024

Proposal: NEW VEHICULAR ACCESS AND RE-ROOFING

Address: 81-87 ACADEMY STREET

Decision:

Decision Date:

Ref ID: Z/1990/2329

Proposal: Refurbishment of vacant warehouse/offices and conversion  
to two showrooms and associated offices

Address: 81-87 ACADEMY STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/2005/0091/DCA

Proposal: Demolition of existing 3-storey building.

Address: 81-87 Academy Street, Town Parks, Belfast, Northern Ireland, BT1 2LS

Decision:

Decision Date: 02.10.2006

Ref ID: Z/2004/2997/F

Proposal: Erection of a five storey office building (amended scheme)

Address: 81-87 Academy Street, Belfast BT1 2LS

Decision:

Decision Date: 02.10.2006

Ref ID: Z/1976/0312

Proposal: WORKSHOP/SHOWROOM AND OFFICE

Address: 77-79 ACADEMY STREET 2-4 EXCHANGE STREET

Decision:

Decision Date:

Ref ID: Z/1979/1122

Proposal: WORKSHOP/SHOWROOM AND OFFICE

Address: 77/79 ACADEMY STREET AND 2-4 EXCHANGE STREET

Decision:

Decision Date:

Ref ID: Z/2011/0132/A

Proposal: 1 no. 48 sheet advertisement panel for a temporary period of 6 months

Address: Lands opposite Saint Anne's Square at the corner of Edward Street and Great Patrick Street Belfast BT1 2LD,

Decision:

Decision Date: 09.08.2011

Ref ID: Z/1979/1383

Proposal: 2/48 SHEET WALL PANELS

Address: GABLE OF 40-46 EDWARD STREET, BELFAST

Decision:

Decision Date:

Ref ID: Z/1987/2260

Proposal: Intermittent illuminated sign on gable wall

Address: 38 EDWARD STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1987/1762

Proposal: Shop signage

Address: 40/46 EDWARD STREET BELFAST

Decision:

Decision Date:

Ref ID: Z/2005/0395/DCA

Proposal: Demolition of existing industrial building to enable construction of a new link road between Hector Street and Edward Street.

Address: 40 - 46, Edward Street, Town Parks, Belfast, Northern Ireland, BT01 2LP

Decision:

Decision Date: 12.05.2006

Ref ID: Z/1985/1548

Proposal: ALTERATIONS TO WAREHOUSE PREMISES

Address: 40-46 EDWARD STREET

Decision:

Decision Date:

Ref ID: Z/2007/3060/F

Proposal: New public arts centre including a 350-seat and a 120-seat auditoria, art galleries and associated ancillary accommodation. Proposed alterations to Exchange St and Edward St to provide level 'shared' surface. (amended plans received)

Address: Lands between Exchange Street, Exchange Street West, to include Hector Street (all to the North East of St Anne's Cathedral), Belfast

Decision:

Decision Date: 05.02.2009

Ref ID: Z/1990/2384

Proposal: Shop and office development

Address: 8 EXCHANGE STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: LA04/2019/2257/F

Proposal: 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).

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS.,

Decision:

Decision Date:

Ref ID: LA04/2019/1995/DC

Proposal: Discharge of condition 10 LA04/2017/2811/F.

Address: 81-87 Academy Street & 2-6 Exchange Street, Belfast, BT1 2LS.,

Decision: AL

Decision Date:

Ref ID: Z/2014/0554/F

Proposal: Proposed minor changes to external elevations in conjunction with planning approval Z/2013/0845/F

Address: 89-91 Academy Street Town Parks, Belfast, BT1 2LS,

Decision: PG

Decision Date: 07.11.2014

Ref ID: Z/2012/0834/A

Proposal: Billboard (existing) at corner of Edward Street and Great Patrick Street/Dunbar link BT1 2NJ

Address: The Mac, 10 Exchange Street West, Belfast, BT1 2NJ,

Decision: WITHDR

Decision Date: 25.02.2013

Ref ID: LA04/2015/0184/F

Proposal: Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens

Address: Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral G

Decision: PG

Decision Date: 26.11.2015

Ref ID: LA04/2015/1567/PAN

Proposal: Proposed development to provide 'Managed Intern Accommodation', associated offices, parking and ancillary plant and ground floor retail unit

Address: 81 - 87 Academy Street, Belfast, BT1 2LS,

Decision: PANACC

Decision Date:

Ref ID: Z/2014/0687/A

Proposal: Erection of 2 ground floor signs and one high level building sign.

Address: 89-91 Academy Street, Belfast, BT1 2LS,

Decision: CG

Decision Date: 18.09.2014

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:



## Development Management Report Committee Application

Summary	
<b>Committee Meeting Date:</b> Tuesday 10 March 2020	
<b>Application ID:</b> LA04/2019/2871/F	
<b>Proposal:</b> Variation of conditions 12 & 15 of approval LA04/2017/0235/F. Variation of condition 12 to include reference to submitted drainage assessment report and variation of condition 15 to provide noise verification report prior to occupation of each phase of development.	<b>Location:</b> Lands at Rosepark House Upper Newtownards Road
<b>Referral Route:</b> Planning Committee – amendment to major application	
<b>Recommendation:</b>	APPROVAL
<b>Applicant Name and Address:</b> Lesley Developments Ltd Lesley House 601 Lisburn Road Belfast BT9 7GS	<b>Agent Name and Address:</b> Coogan & Co Architects Ltd 122 Upper Lisburn Road Finaghy Belfast BT10 0BD
<b>Executive Summary:</b>  <p>Planning permission was granted on 11th April 2018 under reference LA04/2017/0235/F for 'Demolition of existing office building and construction of residential development comprising of 53 No. units (18 apartments, 21 detached, 14 semi-detached, with associated car parking and landscaping' at Rosepark House, Upper Newtownards Road. The proposal seeks to vary the wording of conditions 12 and 15 attached to this planning permission.</p> <p>The proposal seeks to vary condition 12 by substituting the 'flood risk assessment' for 'drainage assessment' as a correction to allow the condition to refer to the correct report. No alterations to the report are proposed. This is considered acceptable and will ensure drainage mitigation measures are delivered as part of the redevelopment works.</p> <p>The proposal also includes variation of condition 15, which requires submission of a noise verification report prior to occupation of each phase of development. An updated noise report has been submitted in support of the proposal and considered by Environmental Health. The report has presented revised façade and ventilation mitigation measures and has highlighted the properties within the scheme which require the relevant mitigation measures. Furthermore, the report has presented that certain facades subjected to noise levels not exceeding 50dB and at further distances from the Upper Newtownards Road and screened by intervening properties require no additional mitigation measures.</p> <p>Based on the updated noise assessment, Environmental Health has no objection to the condition being revised.</p>	

The aims and purpose of the conditions would remain unaltered and amenity of prospective and existing residents would not be compromised. Accordingly, the revised conditions are considered acceptable.

No objections have been received.

Approval is recommended with delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and, if necessary, enter into a new section 76 planning agreement.

## 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
Representations from Elected Representatives	None received

<b>1.0</b>	<b>Description of Proposed Development</b> <p>Planning permission was granted under reference LA04/2017/0235/F for 'Demolition of existing office building and construction of residential development comprising of 53 No. units (18 apartments, 21 detached, 14 semi-detached, with associated car parking and landscaping' at Rosepark House, Upper Newtownards Road. The proposal seeks to vary the wording of conditions 16 and 26 attached to this planning permission.</p> <p>The proposal seeks Variation of condition 12 to include reference to submitted drainage assessment report and variation of condition 15 to provide noise verification report prior to occupation of each phase of development.</p>
<b>2.0</b>	<b>Description of Site</b> <p>2.1 The application site is located off the Upper Newtownards Road in East Belfast. It is approximately 2 hectares in size and comprises former Government offices and large areas of hardstanding/car parking. There are landscaped areas around the site periphery, including a number of mature trees along the Upper Newtownards frontage and the rear of the application site. There is a landscaped bank that runs along the western site boundary for the majority of its length. Accordingly, the western boundary is elevated by approximately 2m higher than the site. The site is elevated above properties to the south by approximately 1.5 metres. Notwithstanding the level differences to the boundaries, the application site is generally level in terms of topography. The Knock River is adjacent to the eastern site boundary, with an electricity sub-station, funeral home, and petrol station to the north east. Boundary treatments largely comprise metal mesh fencing approximately 2.5m in height, with timber rail fencing along the site frontage.</p> <p>There are detached dwellings adjacent to the to the western site boundary, with a mixture of detached and semi-detached to the south. Terraced dwellings are located to the east of the site opposite the river. Dwellings are a mix of single storey and two storey heights, designs and finishes.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b> <p>3.1 LA04/2017/0235/F: Demolition of existing office building and construction of residential development comprising of 53 No. units (18 apartments, 21 detached, 14 semi-detached, with associated car parking and landscaping. Lands at Rosepark House, Upper Newtownards Road, Belfast. Approved 17.04.2018</p>

<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2004 Draft Belfast Metropolitan Area Plan 2015 Developer Contribution Framework 2020
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 13 (PPS13) - Transportation and Land Use Planning Policy Statement 7 (PPS7) – Residential Development Planning Policy Statement 12 (PPS12) – Housing in Settlements Planning Policy Statement 15 (PPS15) - Planning and Flood Risk Planning Policy Statement 2 (PPS2) – Planning and Nature Conservation
4.3	Supplementary Planning Guidance including ‘Creating Places’, Development Control Advice Note 8 Housing in Existing Urban Areas, and Parking Standards.
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	None
<b>6.0</b>	<b>Non-Statutory Consultee Responses</b>
	Environmental Health – no objections
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified and advertised in the local press. No representations have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
	Belfast Agenda (Community Plan)
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal seeks permission under Section 54 of the Planning Act to vary two conditions, 12 and 15, under approved application reference LA04/2017/0235/F. Each will be assessed in turn.
9.2	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> <li>• Impact on amenity / character of the area;</li> <li>• Flood risk from the proposal;</li> </ul> <b>Policy context</b>
9.3	Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
9.4	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS

	states at paragraph 1.13 (page 7) that a number of policy statements, including PPS2, PPS3, and PPS 8 remain applicable under 'transitional arrangements'.
9.5	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. Paragraphs 4.37-40 highlights the preservation and improvement of the built and natural environment.
9.6	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 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.
9.7	Within the BUAP the site is located within the development limits and is identified as whiteland.
9.8	Within draft Belfast Metropolitan Area Plan 2004 and draft Belfast Metropolitan Area Plan 2015, the site is located within the development limit and remains identified as whiteland.
	<b>Principle of proposed development</b>
9.9	The principle of housing development has been approved at this site. The application seeks to vary two conditions attached to that approval relating to drainage and to noise impacts on prospective residents and verification of mitigation measures provided.
	Condition 12
9.10	This condition relates to drainage and reads as follows:  No dwelling or apartment hereby permitted shall be occupied until all drainage mitigation measures as set out in the submitted Flood Risk Assessment have been constructed and installed in accordance with these details. A report verifying these measures have been installed shall be submitted to the satisfaction of the Local Planning Authority. The mitigation measures shall be permanently retained thereafter and not removed without the prior consent of the Local Planning Authority.  Reason: To ensure adequate flood mitigation measures are provided for the site and to protect residential amenity.
9.11	The proposal seeks to substitute the 'flood risk assessment' for 'drainage assessment' as a correction to allow the condition to refer to the correct report. No alterations to the report are proposed. This is considered acceptable and will ensure drainage mitigation measures are delivered as part of the redevelopment works.
9.12	Condition 15 relates to the noise verification details and reads as follows:  Prior to the occupation of the proposed apartments and dwellings the applicant shall provide to Planning Service, for approval, a Noise Verification Report which demonstrates that:  a) The construction/design measures and noise mitigation measures recommended in the RPS additional report titled "Response Letter to Queries in Belfast City Council Letter ST/AM/394617 dated 11th April 2017 ref: NI1729/N/EHRL/03 have been implemented to

	<p>ensure recognised standards are met in relation to satisfactory internal noise levels within habitable rooms in all proposed apartments and dwellings.</p> <p>b) That the entire window system (including frames, seals etc) and ventilator units to the residential apartments and dwellings have been so installed so as to ensure that internal noise levels within any proposed residential apartment or dwellings shall:</p> <ul style="list-style-type: none"> <li>- Not exceed 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;</li> <li>- Not exceed 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any proposed bedrooms, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;</li> <li>- Not exceed 45 dB LAmax more than 10-15 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</li> </ul> <p>All noise mitigation measures shall be permanently retained following installation.</p> <p>Reason: Protection of human health and residential amenity</p>
9.13	<p>In considering the previous application, a Noise Report was submitted by the applicant which proposed various mitigation measures to overcome excessive noise. This adequately addressed concerns and was subject to a planning condition to ensure that a noise verification report is submitted in line with Belfast City Council EPU's recommendations.</p>
9.14	<p>An updated noise report has been submitted in support of the proposal and considered by Environmental Health. The report has presented revised façade and ventilation mitigation measures and has highlighted the properties within the scheme which require the relevant mitigation measures. Furthermore, the report has presented that certain facades subjected to noise levels not exceeding 50dB and at further distances from the Upper Newtownards Road and screened by intervening properties require no additional mitigation measures.</p>
9.15	<p>Based on the updated noise assessment, Environmental Health have no objection to the condition being revised to the following:</p> <p><i>Prior to the occupation of each phase of the proposed development, the applicant shall provide to Planning Service, for approval, a Noise Verification Report which demonstrates that:</i></p> <p><i>a) The construction/design measures and noise mitigation measures recommended in the FR Mark's Noise Impact Assessment dated January 2020 have been implemented to ensure recognised standards are met in relation to satisfactory internal noise levels within habitable rooms in all proposed apartments and dwellings.</i></p> <p><i>b) That the entire window system (including frames, seals etc.) and ventilator units to the residential apartments and dwellings have been so installed so as to ensure that internal noise levels within any proposed residential apartment or dwellings shall:</i></p> <ul style="list-style-type: none"> <li><i>• Not exceed 35 dB LAeq, 16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;</i></li> </ul>

	<ul style="list-style-type: none"> <li>• Not exceed 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any proposed bedrooms, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;</li> <li>• Not exceed 45 dB LAmax more than 10-15 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</li> </ul> <p>All noise mitigation measures shall be permanently retained following installation.</p>
9.16	Reason: Protection of human health and residential amenity
9.17	<p>Approval of a variation of condition application creates a new standalone planning permission. It is therefore necessary to repeat all the other conditions from the previous planning permission.</p> <p>The aims and purpose of the conditions would remain unaltered and amenity of prospective and existing residents would not be compromised. Accordingly, the revised conditions are considered acceptable.</p> <p><b>Developer Contribution</b></p>
9.18	Planning permission LA04/2017/0235/F was subject to a Section 76 Planning Agreement to secure a contribution of £53,000 towards the provision and improvement of open space and recreation facilities to mitigate to some extent against the impact of the development.
9.19	Unless the contribution payment required under the above Section 76 is received, it will be necessary to enter into a new planning agreement as this is a standalone permission.
10.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses.
10.1	It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and, if necessary, to enter into a new planning agreement.
Neighbour Notification Checked	
Yes	



<b>ANNEX</b>	
<b>Date Valid</b>	9th December 2019
<b>Date First Advertised</b>	20th December 2019
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 10 -15 Rosepark Meadows,Belfast,Down,BT5 7TL The Owner/Occupier, 134 – 150 Ardcarne Drive,Belfast,Down,BT5 7RT The Owner/Occupier, 71 Rosepark,Belfast,Down,BT5 7RH The Owner/Occupier, 717 – 719 Upper Newtownards Road,Belfast,Down,BT4 3NR The Owner/Occupier, 73 - 93 Rosepark,Belfast,Down,BT5 7RH The Owner/Occupier, Apartment 1 - 6,Rosepark Lodge,Rosepark,Belfast,BT5 7RH	
<b>Date of Last Neighbour Notification</b>	17th December 2019
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: Z/2014/1106/O Proposal: Residential development with associated roadworks and landscaping. 8No. 4 bed detached, 24No. 3 bed semi-detached, 4No. 2 bed apartments, 8No. 3 bed townhouses (44 dwellings) (additional information _ revised description). Address: Site at Rosepark, Upper Newtownards Road, Belfast, BT4 3NR, Decision: WITHDR Decision Date: 09.08.2016  Ref ID: LA04/2017/0235/F Proposal: Demolition of existing office building and construction of residential development comprising of 53 No. units (18 apartments, 21 detached, 14 semi-detached, with associated car parking and landscaping). Address: Lands at Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR., Decision: PG Decision Date: 17.04.2018  Ref ID: LA04/2019/0135/DC Proposal: Discharge of Condition 9 of planning approval La04/2017/0235/f Address: Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR, Decision: AL Decision Date:	

Ref ID: LA04/2019/2871/F

Proposal: Variation of condition 12 to include reference to submitted drainage assessment and variation of condition 15 to provide noise verification report prior to occupation of each phase of development.

Address: Lands at Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR.,

Decision:

Decision Date:

Ref ID: LA04/2019/2625/DC

Proposal: Discharge of condition 16 (part A) of planning approval LA04/2017/0235/F relating to ground gas protection measures

Address: Lands at Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR.,

Decision:

Decision Date:

Ref ID: LA04/2016/1010/PAN

Proposal: Development of 53 residential units (22 detached houses, 16 semi-detached houses, 3 townhouses, 12 apartments)

Address: Rose Park, Upper Newtownards Road, Belfast, BT5 7RH,

Decision: PANACC

Decision Date:

Ref ID: LA04/2019/1216/F

Proposal: Change of house types (32no. units) at plots 16, 17, 18, 20, 21, 22, 26, 28, 29, 31, 32, 33, 34 & 35 to include 2 no. detached garages, 10no. semi-detached garages and 2 no. internal garage and elevational changes to apartment block (plots 36-53) to that previously approved under LA04/2017/0235/F

Address: Lands at Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR.,

Decision: PG

Decision Date:

Ref ID: LA04/2019/1398/F

Proposal: Variation of conditions of Approval LA04/2017/0235/F for 53 residential units as follows: Condition 16 relating to remediation of contamination to include reference to the remedial measures outlined in both the Generic Quantitative Risk Assessment Report dated January 2017 and an updated Ground Gas Risk Assessment and Remedial Strategy dated May 2019; and variation of condition 26 relating to phasing of development to allow construction in accordance with an updated construction programme.

Address: Lands at Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR.,

Decision: PG

Decision Date: 23.09.2019

Ref ID: LA04/2018/2851/DC

Proposal: Discharge of condition no 13 relating to construction management plan of LA04/2017/0235/F

Address: Lands at Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR.,  
Decision: AL  
Decision Date:

Ref ID: Z/2000/0164/F  
Proposal: Site for erection of two houses and four apartments.  
Address: 71 Rosepark & Rosepark Meadows, Belfast, BT5.  
Decision:  
Decision Date: 19.05.2000

**Drawing Numbers and Title**

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department:

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## Committee Application

Development Management Report	
<b>Application ID:</b> LA04/2019/0110/F	<b>Date of Committee:</b> 10 <sup>th</sup> March 2020
<b>Proposal:</b> Demolition of single dwelling and erection of 2no semi-detached dwellings	<b>Location:</b> 47a Derryvolgie Avenue Belfast
<b>Referral Route:</b> Full demolition of main building within the conservation area	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Mr and Mrs Brennan 47a Derryvolgie Avenue Belfast BT9 6FP	<b>Agent Name and Address:</b> Sutherland Architects Ltd 10 Cleaver Park Belfast BT9 5HX
<p><b>Executive Summary:</b> This application seeks full planning permission for the demolition of the existing dwelling and the construction of a pair of semi-detached dwellings at 47a Derryvolgie Avenue.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>- Principle of development</li> <li>- Demolition, Design, Impact on character and appearance of Malone Conservation Area</li> <li>- Impact on setting of a listed building</li> <li>- Impact on amenity</li> <li>- Access, Movement and Parking</li> </ul> <p>The application site is unzoned 'whiteland' within the settlement limits of the BUAP and Draft BMAP. It is located within Malone Conservation Area.</p> <p>The existing building does not make a material contribution to the character and appearance of Malone Conservation Area. In addition, demolition of the majority of the building has already been granted under reference LA04/2017/0626/DCA which remains extant. The BCC Conservation Officer was consulted and has no objection to the loss of the building. However, they consider the replacement scheme would be detrimental to the character of the conservation area. These concerns have been carefully considered by officers; however when taken as a whole the proposed replacement offers a more contextually appropriate development that would enhance the character and appearance of Malone Conservation Area.</p> <p>Furthermore, the proposal would not adversely affect the setting of the adjoining listed building at No 47 Derryvolgie Avenue and residential amenity of existing and future occupiers. The proposal is also acceptable in terms of highway safety, parking and trees.</p> <p>DFI Roads, HED Historic Buildings, NI Water, BCC Tree Officer and BCC Environmental Health were consulted and have no objection to the proposal.</p> <p>No representations received.</p> <p>The proposal has been assessed against and is considered to comply with PPS3, PPS6, PPS7, PPS7 Addendum, PPS12, the SPPS, Draft BMAP, the BUAP and Section 104 (11) of the Planning</p>	

Act (Northern Ireland) 2011. Having regard to the development plan, relevant planning policies, and other material consideration, it is recommended that the proposal is approved.

**Recommendation – Approved subject to conditions**

It is requested that the committee delegates authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the final wording of conditions.



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>This application seeks full planning permission for the demolition of the existing dwelling and the construction of a pair of semi-detached dwellings (5 bedroom) with a new vehicular access to Derryvolgie Avenue. A new 1.5m high brick wall and railings is proposed along the front boundary.</p> <p>The scheme was amended over the course of the application to include the following main changes;</p> <ul style="list-style-type: none"> <li>• Reduction in height, width and depth of the proposed dwellings;</li> <li>• Revised design of elevations;</li> <li>• Movement back of building line to match existing dwelling.</li> </ul>
<b>2.0</b>	<p><b>Description of Site and Area</b></p> <p>The site comprises of a two storey detached dwelling finished in render. To the front of the site there is driveway and garden enclosed by a boundary wall / timber fencing and railings. There is a large rear garden bounded by timber fencing. The surrounding area comprises of a mix of residential, community, commercial and educational uses.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>LA04/2017/0618/F - Demolition of existing garage/utility area and roof. Erection of new 2 storey extension (front) and erection of new 2 storey extension (rear) – Granted 23.06.2017</p> <p>LA04/2017/0626/DCA - Demolition of garage/utility area and roof – Granted 23.06.2017</p> <p>LA04/2019/0111/DCA - Demolition of existing 1970s house – Pending</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	<p>(Draft) Belfast Metropolitan Area Plan (BMAP) 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p> <p>Draft BMAP 2004</p>
	<p>4.2.1 Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits</p> <p>Draft BMAP 2015 (purported to be adopted)</p>
	<p>4.2.2 Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.</p>
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	<p>Planning Policy Statement 3: Access, Movement and Parking</p> <p>Planning Policy Statement 6: Planning, Archaeology and The Built Environment</p> <p>Planning Policy Statement 7: Quality Residential Environments</p> <p>Planning Policy Statement 7 (Addendum): Safeguarding the Character of Established Residential Areas</p> <p>Planning Policy Statement 12: Housing in Settlements</p> <p>Planning Policy Statement 15: (Revised) Planning and Flood Risk</p>



<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	DFI Roads – No objection subject to conditions
5.2	Historic Environment Division (HED) – No objection subject to conditions
5.3	NI Water – Advice
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>
6.1	BCC Environmental Health – No objection
6.2	BCC Tree Officer – No objection subject to conditions
6.3	BCC Conservation Officer - No objection to the loss of the building, however the replacement scheme would have a detrimental impact on the character of the conservation area through subdivision and overdevelopment of the plot given its oversized footprint. Subsequently proposal would fail policies BH12 and BH14 as a suitable replacement scheme cannot be secured.
<b>7.0</b>	<b>Representations</b>
7.1	The amended plans and additional information was neighbour notified on the 28th January 2020 which expired on the 11 <sup>th</sup> February 2020. It was advertised in the local press on the 31 <sup>st</sup> May 2019.  No representations received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Malone Conservation Area Design Guide Living Spaces: An Urban Stewardship and Design Guide for Northern Ireland Creating Places The Belfast Agenda DCAN 15 Parking Standards
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>- Principle of development</li> <li>- Demolition, Design, Impact on character and appearance of Malone Conservation Area</li> <li>- Impact on setting of listed building</li> <li>- Impact on amenity</li> <li>- Access, Movement and Parking</li> </ul>
9.3	<u>Principle of development</u> The site is unzoned land within the development limits as designated in Draft BMAP and the BUAP. The proposal is replacing existing housing, therefore the principle of development is considered acceptable subject to the material considerations set out below.
9.4	<u>Demolition, Design and Impact on the character and appearance of Malone Conservation Area</u> The existing building does not make a material contribution to the character and appearance of Malone Conservation Area. It is a 1970s dwelling which is not in keeping with the character of buildings upon which the Conservation Area is based. It currently detracts from the character and legibility of the area as an enclave of Victorian / Edwardian domestic architecture. In addition, demolition of the majority of the building has already been granted under reference LA04/2017/0626/DCA which remains extant. The Council's Conservation

	Officer has no objection to its loss. Therefore, the proposed demolition works are considered acceptable subject to an adequate replacement scheme.
9.5	In light of the above, an opportunity to enhance the character and appearance of Malone Conservation Area exists in accordance with Section 104 of the Planning Act 2011.
9.6	The site falls within Sub Area C Derryvolgie / Windsor of the Malone Conservation Area. It is described primarily as a Victorian suburb with large Italianate/ Classical villas on comfortable landscaped plots addressing straight thoroughfares. Whilst the predominant use is residential, a number of properties now accommodate other activities e.g. offices, nursing homes, school. Views into the subarea from the Lisburn Road show heavily landscaped grounds upon a rising terrain with glimpses of the front and gables of some of the Victorian villas. Modern developments intersperse the street, and there is clear distinction in the architectural and historic interest of the two periods, which highlights the quality and heritage value of the original Victorian built environment.
9.7	The proposed density of development would be in keeping with the surrounding area. The building line would match the existing dwelling. The proposed dwellings would represent a strong contextual form that responds to the character and appearance of the surrounding built form including its Victorian era. The design and detailing has incorporated traditional features and high quality materials are proposed including red brick, slate, hardwood window and doors. Sympathetic boundary treatments are proposed consisting of a brick wall with railing and hedging and additional tree planting.
9.8	The BCC Conservation Officer's only concerns related to the sub division of the plot, footprint and gable to boundary distances. However, the proposed relationships are similar to that already found within Derryvolgie Avenue e.g. No 24 and No 26 which form part of the historic built form that contributes to Malone Conservation Area. Furthermore when taken as a whole the proposed replacement offers a more contextually appropriate development that would enhance the character and appearance of Malone Conservation Area.
9.9	Overall, the proposal is considered to offer an enhancement to the character and appearance of Malone Conservation Area. On this basis, the proposed demolition is acceptable and a suitable replacement scheme can be secured in accordance with Policies QD1 of PPS7, BH12 and BH14 of PPS6, the SPPS and Section 104 of the Planning Act (Northern Ireland) 2011.
	<u>Impact on setting of listed building</u>
9.10	The site adjoins the Grade B2 listed No 47 Derryvolgie Avenue. HED Historic Buildings were consulted and are content with the amended proposal. It is therefore considered that the proposal would not adversely impact the setting of this listed building in accordance with Policy BH11 of PPS6 and paragraph 6.12 of the SPPS.
	<u>Impact on Amenity</u>
9.11	The proposed dwellings would not conflict with the light angles from adjoining properties. Whilst there would be some potential overshadowing to No 47, this would only be for a limited period of time during the evening and given the south facing aspect of the gardens, it would not be to an unacceptably level. Conditions have been recommended to ensure that the proposed first floor and above side facing windows are obscurely glazed and non-opening to a level of 1.7m above finished floor level (FFL) to protect the privacy of adjoining properties.
9.12	The proposed dwellings would meet the space standards as set out in Annex A of PPS7 Addendum. Each dwelling would be provided with a suitable degree of outlook and light for their main habitable rooms. Each property would be provided with their own private garden which would exceed the recommended standard set out in Creating Places

9.13	<p>Having regard to Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, SPPS and Creating Places, the proposal is considered acceptable in respect of amenity for existing and future occupiers.</p> <p><u>Access, Movement and Parking</u></p> <p>The proposal would meet the recommended parking standards and the proposed access arrangements would be in line with DCAN 15. DFI Roads were consulted and have no objection. The proposal is therefore considered acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, Policies AMP1, AMP2 and AMP7 of PPS3 and Policy QD1 of PPS7.</p>
10.0	<p><b>Summary of Recommendation:</b></p> <p>Having regard to the development plan, relevant policy context and other material considerations, the proposal is considered acceptable. It is requested that the Planning Committee delegates authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the wording of conditions.</p>
11.0	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>The development hereby permitted shall be constructed in the following materials: <ul style="list-style-type: none"> <li><input type="checkbox"/> Roof: Grey Slate Finish</li> <li><input type="checkbox"/> Walls: Red Clay Facing Brick</li> <li><input type="checkbox"/> Windows/Doors: Painted hardwood timber.</li> <li><input type="checkbox"/> Sun Lounge Windows / Doors: Aluminium</li> <li><input type="checkbox"/> Eaves / Soffit: Painted hardwood timber.</li> <li><input type="checkbox"/> Rainwater goods: Profiled heavy duty cast aluminium.</li> </ul> <p>Reason: To protect the visual amenities of the area and setting of listed building.</p> </li> <li>The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.</li> </ol> <p>Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the Malone Conservation Area.</p> <ol style="list-style-type: none"> <li>Tree protection measures shall be carried out in strict accordance with Drawing No 04A and as specified in the British Standard 5837: 2012 (section 6.2) on retained trees. No works shall take place until the tree protective measures have been implemented including all protective barriers (fencing) and ground protection measures. Any deviation from the works prescribed or methods agreed will require prior written approval from the Local Planning Authority.</li> </ol>

	<p>Reason: To ensure the protection of and to ensure the continuity of amenity afforded by any existing trees to be retained within the site.</p> <p>5. No trees which are shown as being retained on approved drawing no 04D stamped shall be cut down, uprooted or destroyed nor shall any retained tree be pruned or reduced without the prior written approval of the Local Planning Authority.</p> <p>Reason: To protect the trees to be maintained on the site and safeguard the character and appearance of the surrounding area.</p> <p>6. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Drawing No 01B to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p> <p>Reason: To ensure adequate provision has been made for parking within the site.</p> <p>7. The vehicular accesses shall be constructed in accordance with Drawing No. 01B.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users</p>
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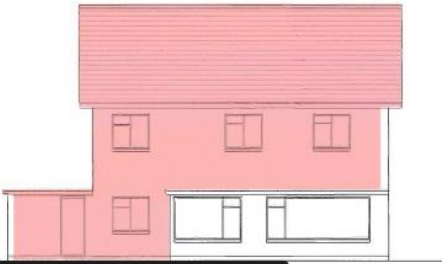
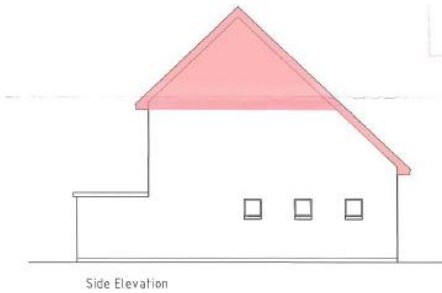
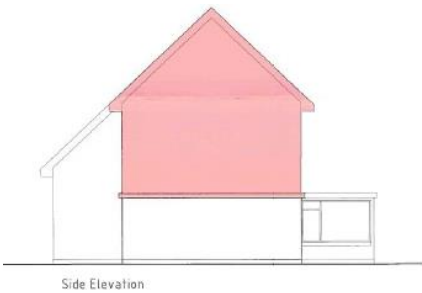
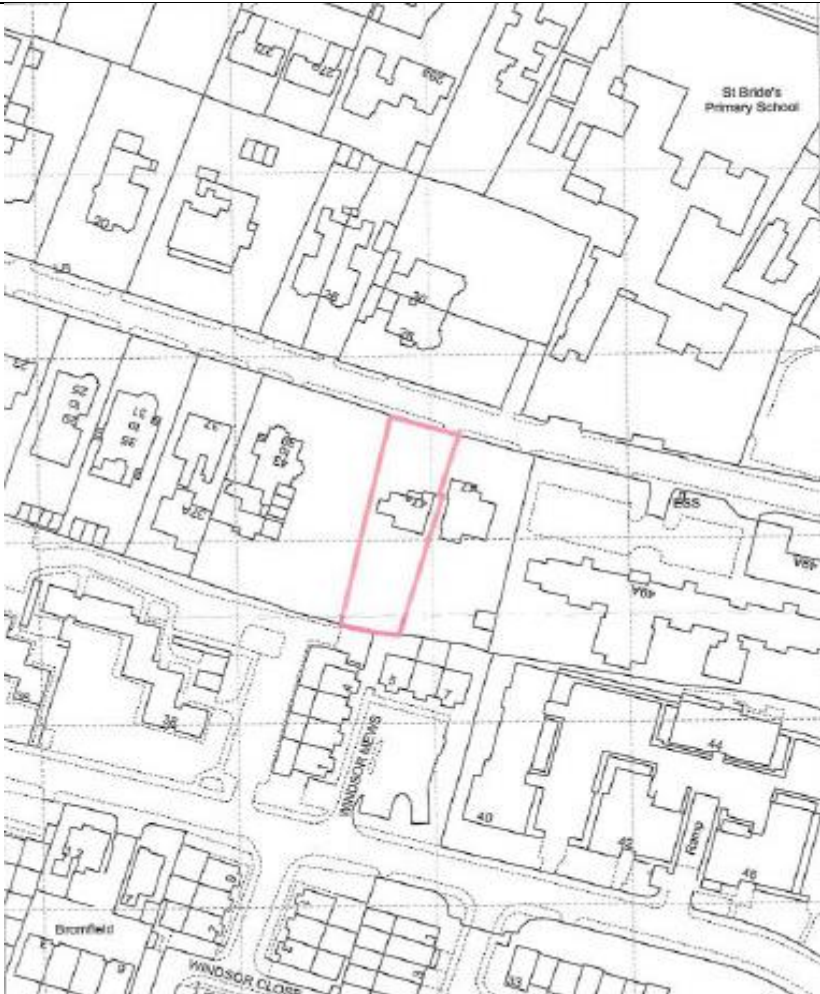
<b>Notification to Department (if relevant):</b> Required.
<b>Representations from Elected members:</b> None
<b>Details of Neighbour Notification</b> (all addresses)  28, 41, 47 Derryvolgie Avenue,Belfast,Antrim,BT9 6FN 4a - 5c, Windsor Mews,Belfast,Antrim,BT9 6FD

## Committee Application

Development Management Report	
<b>Application ID:</b> LA04/2019/0111/DCA	<b>Date of Committee:</b> 10 <sup>th</sup> March 2020
<b>Proposal:</b> Demolition of house	<b>Location:</b> 47a Derryvolgie Avenue Belfast BT9 6FP
<b>Referral Route:</b> Full demolition of main building within the conservation area	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Mr and Mrs Brennan 47a Derryvolgie Avenue Belfast BT9 6FP	<b>Agent Name and Address:</b> Sutherland Architects Ltd 10 Cleaver Park Belfast BT9 5HX
<p><b>Executive Summary:</b> This application seeks conservation area consent for full demolition of the existing dwelling at 47a Derryvolgie Avenue, Belfast.</p> <p>The main issue to be considered in this case is:</p> <ul style="list-style-type: none"> <li>• The acceptability of demolition in the Conservation Area</li> </ul> <p>The existing building does not make a material contribution to the character and appearance of Malone Conservation Area. In addition, demolition of the majority of the building has already been granted under reference LA04/2017/0626/DCA which remains extant. A satisfactory replacement scheme has been proposed under application LA04/2019/0110/F that is considered to enhance the character and appearance of Malone Conservation Area. On this basis, demolition is considered acceptable in accordance with Policy BH14 of PPS6, paragraphs 6.18 - 6.19 of the SPPS, Malone Conservation Area Design Guide and Section 104 (11) of the Planning Act (Northern Ireland) 2011.</p> <p>The BCC Conservation Officer was consulted and has no objection to the loss of the building. However, they consider the replacement scheme would be detrimental to the character of the conservation area. These concerns have been carefully considered by officers; however when taken as a whole the proposed replacement offers a more contextually appropriate development that would enhance the character and appearance of Malone Conservation Area.</p> <p>No representations received.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p> <p><b>Recommendation – Approved subject to conditions</b></p> <p>It is requested that the committee delegates authority to the Director of Planning and Building Control to grant conditional conservation area consent and to finalise the final wording of conditions.</p>	

Case Officer Report

Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>This application seeks conservation area consent for the full demolition of the existing two storey dwelling.</p> <p>There is a corresponding planning application for the replacement scheme under reference LA04/2019/0110/F.</p>
<b>2.0</b>	<p><b>Description of Site and Area</b></p> <p>The site comprises of a two storey detached dwelling finished in render. To the front of the site there is driveway and garden enclosed by a boundary wall / timber fencing and railings. There is a large rear garden bounded by timber fencing. The surrounding area comprises of a mix of residential, community, commercial and educational uses.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>LA04/2017/0618/F - Demolition of existing garage/utility area and roof. Erection of new 2 storey extension (front) and erection of new 2 storey extension (rear) – Granted 23.06.2017</p> <p>LA04/2017/0626/DCA - Demolition of garage/utility area and roof – Granted 23.06.2017</p> <p>LA04/2019/0110/F - Demolition of single dwelling and erection of 2no semi-detached dwellings – Pending</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan
4.2	<p>(Draft) Belfast Metropolitan Area Plan (BMAP) 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p> <p>Draft BMAP 2004</p>
4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
	Draft BMAP 2015 (purported to be adopted)
4.2.6	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 6: Planning, Archaeology and the Built Environment
4.6	Section 104 (11) of the Planning Act (Northern Ireland) 2011
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	None
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>
6.1	<p>BCC Conservation Officer – No objection to the loss of the building, however the replacement scheme would have a detrimental impact on the character of the conservation area through subdivision and overdevelopment of the plot given its oversized footprint. Subsequently proposal would fail policies BH12 and BH14 as a suitable replacement scheme cannot be secured.</p>

<b>7.0</b>	<b>Representations</b>
7.1	The application was advertised in the local press on the 31 <sup>st</sup> May 2019.  No representations received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Malone Conservation Area Design Guide
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: - The acceptability of demolition in the Conservation Area
9.3	<u>The acceptability of demolition in the Conservation Area</u> The existing building does not make a material contribution to the character and appearance of Malone Conservation Area. It is a 1970s dwelling which is not in keeping with the character of buildings upon which the Conservation Area is based. It currently detracts from the character and legibility of the area as an enclave of Victorian / Edwardian domestic architecture. In addition, demolition of the majority of the building has already been granted under reference LA04/2017/0626/DCA which remains extant. The Council's Conservation Officer has no objection to its loss. Therefore, the proposed demolition works are considered acceptable subject to an adequate replacement scheme.
9.4	A satisfactory replacement scheme has been proposed under application LA04/2019/0110/F which is considered to enhance the character and appearance of Malone Conservation Area, the assessment of which is addressed in detail in the development management officer report for that application.
9.5	To conclude, it is considered that demolition is justified in accordance with Policy BH14 of PPS6, paragraphs 6.18 - 6.19 of the SPPS, Malone Conservation Area Design Guide and Section 104 (11) of the Planning Act (Northern Ireland) 2011.
<b>10.0</b>	<b>Summary of Recommendation:</b> Having regard to the development plan, relevant policy context and other material considerations, the proposal is considered acceptable. It is requested that the Planning Committee delegates authority to the Director of Planning and Building Control to grant conditional conservation area consent and to finalise the wording of conditions.
<b>11.0</b>	<b>Conditions</b>  1. This consent is granted subject to the implementation of the satisfactory replacement scheme as approved under planning application ref. LA04/2019/0110/F.  Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of Malone Conservation Area.

<b>Notification to Department (if relevant):</b> N/A
<b>Representations from Elected members:</b> N/A
<b>Details of Neighbour Notification (all addresses):</b> N/A

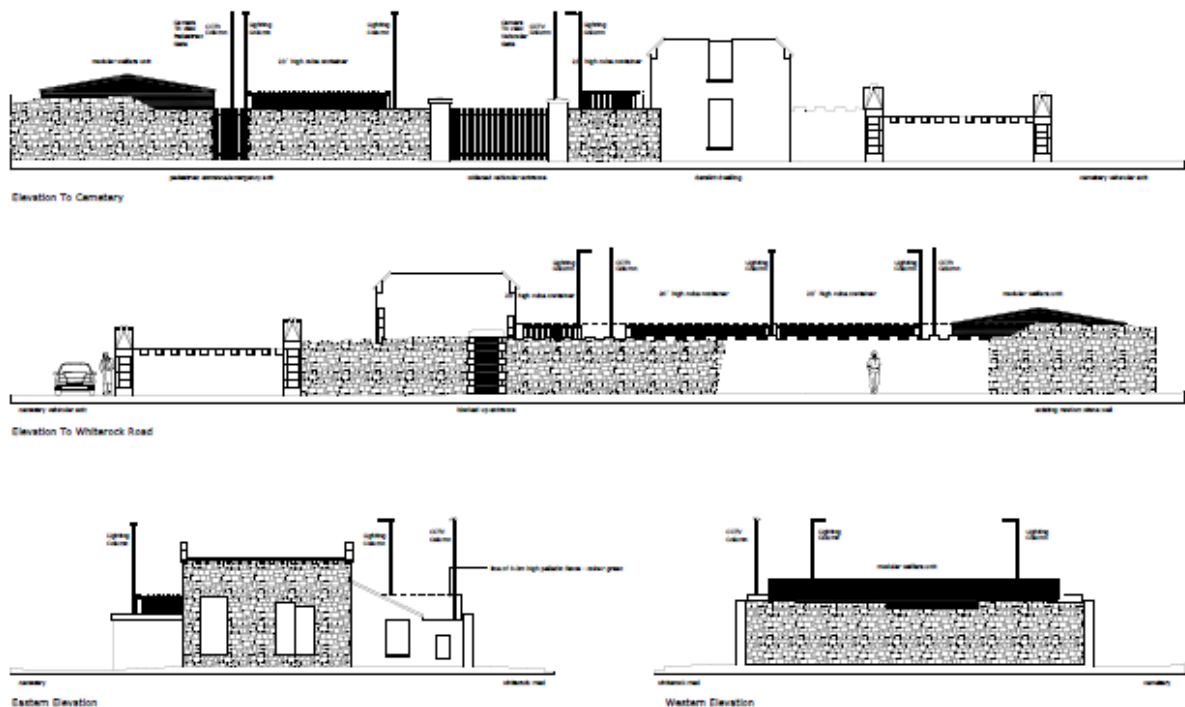


## Committee Report

Development Management Report	
<b>Application ID:</b> LA04/2019/1929/F	<b>Date of Committee:</b> Tuesday 10 <sup>th</sup> March 2020
<b>Proposal:</b> Temporary re-location of Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5 new steel storage containers, modular welfare facility, 3m perimeter fence and lighting, CCTV columns gates to vehicular and pedestrian access points.	<b>Location:</b> Lands adjacent to the Whiterock Road and located at the City Cemetery exit point, site boundary adjacent to an existing derelict stone building.
<b>Referral Route:</b> Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation (BCC Own Application)	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Belfast City Council	<b>Agent Name and Address:</b> McAdam Design Castlereagh Business Park 478 Castlereagh Road
<b>Executive Summary:</b> Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5 new steel storage containers, modular welfare facility and a 3m perimeter fence.	
<b>Area Plan</b> The proposal is for the re-location of the existing Belfast City Council Cemetery Service Yard. This is required to allow construction of the visitor centre previously approved under the reference LA04/2018/1651/F. The re-location is approximately 300m from the existing site situated within an existing walled compound with access from the cemetery. The proposed site contains a structures and buildings now in a derelict state.	
The key issues to be considered are: <ul style="list-style-type: none"> <li>• Principle of a service yard in this location</li> <li>• Design</li> <li>• Impact on the setting of a listed building</li> </ul>	
The proposal is deemed to comply with the SPPS and PPS 6. The proposed development is considered acceptable with no adverse impacts on the setting of a listed building. HED were consulted and had no objections with conditions.	
The application is brought before committee under section 3.8.5 (c) of the scheme of delegation as the application is made by the Council.	
Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.	
<b>Recommendation</b> The application is recommended for approval.	



## Elevations



## Characteristics of the Site and Area

### 1.0 Description of Proposed Development

Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5No. new steel storage containers, modular welfare facility, 3m perimeter fence and lighting and CCTV columns. Gates to vehicular and pedestrian access points.

### 2.0 Description of Site

The site is on the boundary of the city cemetery adjacent to the Whiterock Road. The site is located adjacent to the entrance to the city cemetery from the Whiterock Road opposite the junction to Britton Parade. The proposed site is bounded by a wall and within the confines of the ruins of a building. The proposal re-locates the existing service yard approximately 300m further away from the existing site which is in close proximity to the Falls Road.

The surrounding area is predominately residential with terrace buildings opposite the site as well as a children's play park and a GAA sports ground.

## Planning Assessment of Policy and other Material Considerations

### 3.0 Site History

LA04/2018/1651/F, Belfast City Cemetery, Creation of a new visitor centre for the Belfast City Cemetery, PERMISSION GRANTED, 14.08.2018

### 4.0 Policy Framework

4.1 Belfast Urban Area Plan

4.2 Draft Belfast Metropolitan Area Plan 2015

	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 6: Planning, Archaeology and The Built Heritage
4.4.1	Policy BH 8: Extension or Alteration of a Listed Building
<b>5.0</b>	<b>Statutory Consultees Responses</b> NIEA NI Water HED
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b> Environmental Health
<b>7.0</b>	<b>Representations</b>
	The application has been neighbour notified on the 2 <sup>nd</sup> September 2019 and advertised in the local press on the 5 <sup>th</sup> September 2019. No representations have been received.
<b>8.0</b>	<b>Other Material Considerations</b> None
8.1	<b>Any other supplementary guidance</b> None
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• Principle of a service yard in this location</li> <li>• Design</li> <li>• Impact on listed building</li> </ul> <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p><b>Principle of a service yard within this location</b></p> <p>The proposal seeks the re-location of an existing service yard on a temporary basis whilst the approved visitor centre under the reference LA04/2018/1651/F is built. With consideration that there is currently a service yard within the site and that the proposed service yard will be temporary, the principle of the service yard is acceptable.</p> <p><b>Design</b></p> <p>The design complies with the SPPS. The buildings on site will be of similar appearance to those within the existing yard whilst they will be in place only on a temporary basis. Existing walls of the compound in which the yard is to be situated will aid in screening the proposal.</p>

	<p><b>Impact on listed building</b></p> <p>The proposal is located within close proximity to boundary walls, piers, gates and railings at the entrance (Grade B2). HED have been consulted and had no objections. It is deemed the proposal will retain the character of the listed building/wall and complies with policy BH 8 of PPS 6.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
<b>10.0</b>	<b>Summary of Recommendation: Approval</b>
<b>11.0</b>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. The building(s), steel storage containers, perimeter fence and lighting and CCTC columns, hereby permitted shall be removed and the land restored to its former condition before 5 years of date of which this permission is granted. Reason: In the interest of the character and appearance of the surrounding area.</li> <li>3. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray shall be carried out without prior consent. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011</li> <li>4. Vegetation removal, like for like repairs to pillars, walls and railings shall be carried out by hand or by tools held in the hand other than power-driven tools. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011</li> <li>5. The relocated pier at the vehicular entrance shall be rebuilt in new location with site reclaimed basalt and the existing stone coping reinstalled (Like for like). Corner return stones to be reused to match existing detailing. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011</li> <li>6. The new proposed pedestrian opening reveals shall be detailed with cornered returns and made from site reclaimed basalt stone. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011</li> </ol>

	<p>7. New metal work gates shall be hand printed.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011</p> <p>8. Lime mortar (with no cement additive) for bedding and pointing shall be used for all repairs and works to existing stone boundary walls.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011</p> <p>Informatives</p> <ol style="list-style-type: none"> <li>the applicant must refer and adhere to the precepts contained in DAERA Standing Advice <ul style="list-style-type: none"> <li>Commercial or Industrial Developments</li> <li>Pollution Prevention Guidance</li> <li>Discharges to the Water Environment</li> <li>Vehicle Washing</li> </ul> </li> <li>All washing must take place within the designated wash area.</li> <li>The wash area must be constructed of an impermeable material.</li> <li>All wash waters must be contained within the designated wash area before being directed to the Northern Ireland Water foul sewer.</li> <li>There should be secondary containment for chemicals and their storage must take into account any drainage systems or any other potential pathways in order to prevent accidental release or escape of pollutants to the environment.</li> <li>The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.</li> <li>The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.</li> <li>This application is linked to a Listed Building Consent under the reference LA04/2019/2333/LBC</li> </ol>
Notification to Department (if relevant) N/A	
Representations from Elected members: None	