

**Belfast City Council – Decisions taken by the Chief Executive for the Planning Committee on Tuesday, 21 April 2020**

Agenda Item No	Topic	Decision
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**Planning Applications**

3a	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	<p>Approved with authority delegated to the Director of Planning and Building Control to finalise the wording of conditions and to enter into a Section 76 planning agreement securing green transport measures as detailed in the officer report. Conditions as recommended in the officer report to be incorporated into the permission.</p> <ol style="list-style-type: none"> <li>a. Scale, height and massing is considered acceptable having regard to the site context and surrounding area and the solid to void ratios of the proposed development. The Urban Design Officer was consulted and has found the proposed development acceptable.</li> <li>b. The design approach has satisfactorily managed issues in respect of dominance, streetscape and adjacent buildings.</li> <li>c. Planning precedent in the form of an extant permission supports the principle of height at this location with the tower element considered visually acceptable from key locations.</li> <li>d. Active frontage on the Laganbank Road elevation creates animation mitigating against the visual impact of the building at this location.</li> <li>e. Materials in the form of glass and brick are considered acceptable and consistent with the area.</li> <li>f. Officer assessment indicates that the proposed development does not detrimentally impact in terms of overshadowing or overlooking/privacy.</li> <li>g. Residential amenity space is considered adequate having regard to the location of the building and access to nearby public amenities.</li> <li>h. For the reasons stated I am satisfied the relevant policy requirements of PQ D1 PPS7 and OS2 PPS8 are met, as was BUAP CC12.</li> <li>i. It is accepted that the officer approach in respect of guidance relating to space standards allows for discretion to be applied having regard to the application of that standard to established residential areas of medium to low density and further having regard to the fact that actual apartment sizes relative to that standard shows a margin of difference that may be described as slight.</li> </ol>
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		<ul style="list-style-type: none"> <li>j. Roads/Transport- it is noted that DFI Roads has offered no objection to the proposed development. It is further noted that the location of the proposed development is convenient to established public transport infrastructure including the Glider and Lanyon Station and is also located close to established centres of employment accessible by pedestrian and cycle routes. A green travel plan secured by way of Section 76 agreement will further address any relevant issues.</li> <li>k. Impact on civil aviation-it is noted that the proposed development is marginally higher than that permissible in terms of applicable policy at this location. However the existence of other tall buildings in the locality negates the impact that this particular development may have in terms of air safety. It is also noted that Belfast City Airport was consulted and offered no objection to the proposed development.</li> <li>l. There are no objections from statutory consultees.</li> <li>m. It is not accepted that the proposed development would adversely impact tourism.</li> <li>n. The decision is taken within the scheme of delegation approved by the Council and on which the Department for Infrastructure has been consulted. All representations have been reviewed.</li> <li>o. The members of the Planning Committee have been consulted and the consensus of views would be supportive of an approval in accordance with the officer recommendation.</li> </ul>
<b>3b</b>	<b>LA04/2019/1475/F</b> - Construction of 8 Pairs of semi-detached dwellings (16 units in total) for social housing on lands south west of 22 Old Park Terrace	<p>Approved with authority delegated to the Director of Planning and Building Control to finalise the wording of conditions. Conditions as recommended in the officer report to be incorporated into the permission.</p> <ul style="list-style-type: none"> <li>a. One public objection was received following neighbour notification. The issues raised are set out at paragraph 8.1 of the officer report with an assessment of each. The officers assessment of the issues is adopted for the purpose of this decision. Perceived impacts where relevant are mitigated and addressed through conditions.</li> </ul>

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		<ul style="list-style-type: none"> <li>b. The proposed development is within the development limits of BMAP and BUAP. It is consistent with development in the area.</li> <li>c. It is accepted that the officer assessment of PPS8 in respect of the loss of open space being justified through the attainment of community benefit through the provision of social housing is correct.</li> <li>d. Design, layout and impact on the character and appearance of the area are acceptable having regard to the proposals as summarised in the officer report.</li> <li>e. It is considered that separation distances are sufficient to ensure there is no significant adverse impact on residential amenity in terms of overlooking, overshadowing, dominance, loss of light or overshadowing.</li> <li>f. Buildings of a historical interest were located on the site. Whilst the buildings are no longer there a condition of permission will be a requirement to undertake archaeological works to identify and record anything there that may be of historical interest.</li> <li>g. The location is accessible to established transport infrastructure. Off road parking is provided for albeit such space is below the applicable standard. Taken in the round it is not believed the proposed development will have a significant impact on traffic or road safety.</li> <li>h. There are no objections from statutory consultees.</li> <li>i. The objection has been fully considered and addressed where appropriate by condition.</li> <li>j. The decision is taken within the scheme of delegation approved by the Council and on which the Department for Infrastructure has been consulted. All representations have been reviewed.</li> <li>k. The members of the Planning Committee have been consulted and all would support approval of the application.</li> </ul>
<b>3c</b>	<b>LA04/2017/1991/F</b> - 5 storey office development for science and I.T.	Approved with delegated authority to the Director of Planning and Building Control to finalise the wording of conditions and subject to a Section 76 Agreement requiring completion of the

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	<p>based business and associated car parking and public realm works Land adjacent to Concourse Buildings Queens Road</p>	<p>Eastern Access Road prior to occupation of more than 40% of the floor space of the proposed office building and to require vibration monitoring and a condition survey of the Thompson Dock as set out in the officer report. Conditions as recommended in the officer report to be incorporated into the permission. This decision is subject to NO new substantive issues being raised by third parties by close of consultation. In the event such issues are raised a decision will be taken following consideration of any responses with members being consulted.</p> <ul style="list-style-type: none"> <li>a. There was one objection to the proposed development following neighbour notification which was subsequently withdrawn.</li> <li>b. The proposed development is located within the development limits as established under BUAP and BMAP and zoned within BHA01. The proposed development is consistent with that zoning subject to conditioning office use to B1(c) as recommended in the officer report.</li> <li>c. The proposed development is accessible by public transport and pedestrian routes. However it is considered that occupation of the building would be likely to result in an adverse impact on existing road infrastructure. Therefore the condition relating to limiting occupation until completion of the Eastern Access Road will be a condition of the permission. Conditions will also address requirements for cycle stands and an approved Travel Plan.</li> <li>d. The design, height and massing of the proposed development are acceptable as are the materials to be used. A condition requiring agreement in respect of actual materials to be used will be a condition of the permission.</li> <li>e. Consultees have offered no objection relating to impact on the natural environment subject to conditions which will be incorporated into the permission.</li> <li>f. Consultees have offered no objection relating to impact on built heritage subject to conditions. Monitoring of vibration levels during construction will be required given proximity to archaeological sites including Thompson Dock and Pump House. This will be a condition of a Section 76 Agreement.</li> </ul>

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		<ul style="list-style-type: none"> <li>g. Other environmental aspects of the application are managed through conditions.</li> <li>h. Landscaping will soften the visual aspect of the site with relevant conditions imposed.</li> <li>i. The proposed development will bring enhanced economic benefit through construction jobs, additional employment (accommodation for 1400 people) and increased footfall for local traders.</li> <li>j. Statutory consultees have offered no objection subject to conditions which are set out in the officer report and will be incorporated into the permission.</li> <li>k. The decision is taken within the scheme of delegation approved by the Council and on which the Department for Infrastructure has been consulted. All representations made have been reviewed.</li> <li>l. The members of the Planning Committee have been consulted and a substantial consensus support approval of the application.</li> </ul>
<b>3d</b>	<b>LA04/2019/2215/F</b> - Boundary fencing to rear of property, retrospective construction of a raised paved patio and raised levels to form grass patio with associated access steps and retaining walls at 14 Malone View Road	As the application was referred for consideration by a Councillor for consideration by committee, it will be deferred to allow the Councillor to make a written submission. To be added to the agenda for applications to be dealt with next month. There is no requirement to consult members of the committee who have already responded.
<b>3e</b>	<b>LA04/2019/2358/F</b> - 65m x 3m high fencing along the western boundary and 95m x 3m high fencing along the northern boundary, new access gates at Glenbryn Play Park (BCC Application)	<p>Approved with delegated authority to the Director of Planning and Building Control to finalise the wording of conditions subject to consultation revealing no substantive planning issues. In the event consultation does reveal issues the application will be reconsidered in light of any responses and the planning committee members consulted as to their views. Conditions as set out in the officer report to be incorporated into the permission.</p> <ul style="list-style-type: none"> <li>a. The proposed development is not assessed as impacting negatively on the</li> </ul>

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		<p>appearance and character of the area.</p> <ul style="list-style-type: none"> <li>b. The proposed development will improve security and deter anti-social behaviour.</li> <li>c. The proposal will have no material impact on neighbouring property.</li> <li>d. The access will allow for maintenance of the play area.</li> <li>e. There are no statutory objections.</li> <li>f. There are no public objections.</li> <li>g. The decision is taken within the scheme of delegation approved by the Council and on which the Department for Infrastructure has been consulted.</li> <li>h. The members of the planning committee have been consulted and have indicated they would be supportive of the application.</li> </ul>
<b>3f</b>	<b>LA04/2020/0170/LBC</b> - Reinstatement of historic railing at Central Steps, Belfast City Cemetery, Falls Road (BCC Application)	<p>The application is approved with authority delegated to the Director of Planning and Building Control to finalise the wording of conditions subject to consultation revealing no material planning issues for further consideration. In the event that such issues are raised, the application will be reconsidered and members of the committee consulted prior to a final decision. Conditions as set out in the officer report to be incorporated into the permission.</p> <ul style="list-style-type: none"> <li>a. In view of the location and the nature of the proposed development retaining a piece of heritage within the cemetery, the report of the officer is adopted as the substantive grounds for approval.</li> <li>b. There are no objections from statutory consultees.</li> <li>c. There are no public objections.</li> <li>d. Members of the committee have been consulted and are supportive of approving the proposed development.</li> <li>e. The decision is taken within the scheme of delegation approved by the Council and on which the Department for Infrastructure has been consulted.</li> </ul>
<b>3g</b>	<b>LA04/2020/0586/F</b> - Environmental improvement scheme to pedestrian entry comprising painted artwork on	<p>Approved with authority delegated to the Director of Planning and Building Control to finalise conditions subject to consultation not raising any substantive planning issues. In the event such issues are raised the application will be reconsidered and members of the committee consulted</p>

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	building facade and feature lighting installation at Winecellar Entry (BCC Application)	<p>prior to any decision. Conditions as set out in the officer report to be incorporated into the permission. It is noted that a final response is awaited from HED but the response from that consultee has been positive to date.</p> <ul style="list-style-type: none"> <li>a. The case officer report is adopted as the grounds for approval subject to the receipt of satisfactory responses from consultees.</li> <li>b. There are no public objections.</li> <li>c. The decision is taken within the scheme of delegation approved by the Council and on which the Department for Infrastructure has been consulted.</li> <li>d. Members of the committee have been consulted and have indicated they are supportive of approving the application.</li> </ul>
<b>3h</b>	<b>LA04/2020/0218/F</b> - Upgrade works to park entrance from Glenburn Road; including road widening, new visibility splays, new entrance walls and gates, tree planting, new pedestrian path and minor regrading of grass slopes at Fullerton Park Dunmurry (BCC Application)	<p>Approved with authority delegated to the Director of Planning and Building Control to finalise the wording of conditions subject to no substantive planning issues being raised before consultation closes. In the event such issues are raised the application will be reconsidered with members of the committee being consulted. Conditions as set out in the officer report to be incorporated into the permission.</p> <ul style="list-style-type: none"> <li>a. The case officer report is adopted as the grounds for approval subject to consultation closure as above.</li> <li>b. There are no public objections to the proposed development.</li> <li>c. There are no objections from statutory consultees subject to conditions as appropriate which will be incorporated into the permission.</li> <li>d. The proposed development will enhance safety and connectivity. There is no assessed detrimental impact to neighbours or neighbouring property.</li> <li>e. The decision is taken within the scheme of delegation approved by the Council and on which Department for Infrastructure has been consulted.</li> <li>f. Members of the committee have been consulted and have indicated they would be supportive of the application.</li> </ul>

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