

Pre-Determination Hearing Report

Committee Meeting Date: Monday 27th June 2022

Application ID: LA04/2021/2856/O

Proposal:

Proposed mixed use regeneration development comprising office (Class B1), residential apartments (including affordable), retail (Class A1), hotel, leisure (Class D2), public realm, active travel uses, cafes, bars and restaurants, and community uses (Class D1), on lands surrounding the new Belfast Transport Hub and over the Transport Hub car park, to the east and west of Durham St and south of Grosvenor Rd.

Location:

Lands to east of West Link (A12) and south of Grosvenor Road; Lands at Grosvenor Road and intersection of Grosvenor Road and Durham Street; Lands to the east of Durham Street and north of Glengall Street; Lands at Glengall Street; Lands between Glengall Street and Hope Street including Europa Bus Station, Great Victoria Rail Station surface car parks at St Andrew's Square; Translink lands to west of Durham Street, south of BT Exchange building and north of Murray's Tobacco Works.

Referral Route:

Major development

Recommendation:

N/A

Applicant Name and Address:

NITHCO
Chamber of Commerce House
22 Great Victoria Street
Belfast
BT2 7LX

Agent Name and Address:

Juno Planning & Environmental Ltd
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Belfast
BT9 7EW

Executive Summary:

Following approval from the Department of Infrastructure for the "Belfast Transport Hub" (BTH) under application LA04/2017/1388/F in March 2019, Translink has submitted an application for outline planning permission for regeneration of the adjacent lands. The application follows a Pre-Application Discussion with the Planning Service.

The "Weaver's Cross Regeneration Project" (WX) proposes to redevelop lands freed up by the future closure of the existing Europa Bus Station and Great Victoria Street train station and other vacant lands in the ownership of Translink to the west of the BTH development.

The wider proposals are described by the applicant as being 'transport-led regeneration' with particular focus on placemaking and public realm, promoting environmental sustainability and delivering economic and social value.

The planning application seeks outline permission for:

'Mixed use regeneration development comprising office (Class B1), residential apartments (including affordable), retail (Class A1), hotel, leisure (Class D2), public realm, active travel uses, cafes, bars and restaurants, and community uses (Class D1), on lands surrounding the new Belfast Transport Hub and over the Transport Hub car park, to the east and west of Durham St and south of Grosvenor Rd.'

Matters to be reserved for subsequent approval include:

- Siting
- Design
- External appearance
- Means of access, and
- Landscaping

Whilst these matters are reserved, a series of Parameters Plans have been provided which would limit the scope of development. These include:

- Maximum Vertical Parameters (maximum height)
- Maximum Horizontal Parameters (maximum building envelope)
- Land Use Parameters Plan (showing uses within different parts of the development)
- Active Uses Parameters Plan (ensuring active uses in certain parts of the scheme)
- Servicing Parameters Plan (showing where servicing of the buildings will be located)

An indicative scheme has been provided to illustrate the proposed development. The indicative scheme has been designed to accord with the maximum parameters – it therefore allows the Council to test the suitability of the various Parameters Plans. The indicative scheme is supported by a VU.CITY model.

The application is supported by an Environmental Statement (ES) and Design Code.

The Design Code proposes mandatory design principles including uses, massing, height, materials, landscaping and public realm, private and public open space, amenity criteria, street layout, traffic, access and parking issues. The Design Code is to be read in conjunction with the submitted Parameter Plans. If approved, it is envisaged that subsequent applications for approval of reserved matters will need to follow the principles contained in the Design Code, as well as Parameters Plans, and that this would be secured through planning conditions.

It is expected that the main issues to be considered in the assessment of this application for outline planning permission are:

- The principle of the proposed uses at these locations
- Regeneration, employment and investment;
- Transportation including parking provision and impact on road safety
- Impact on Built Heritage and Archaeology
- Affordable Housing
- Impact on the character and appearance of the area
- The impact on amenity of nearby residents and businesses
- Human health
- Drainage and flood risk
- Wastewater infrastructure
- Natural Heritage
- Waste management
- Developer Contributions and Planning obligations.

Representations

At the time of writing, 126 representations have been received. There are six letters of support whilst the remaining representations are considered objections. The vast majority of the objections relate to the removal of the Boyne Bridge and introduction of new pedestrian crosses associated with the Belfast Transport Hub as already approved under planning permission LA04/201/1388/F. The Boyne

Bridge is located outside the application site (red line) for the current application. These issues are set out in more detail in the main report.

Consultations

Advice from statutory and non-statutory consultees is summarised in the main report. Some consultations are ongoing as the application is still being assessed.

Pre-Determination Hearing

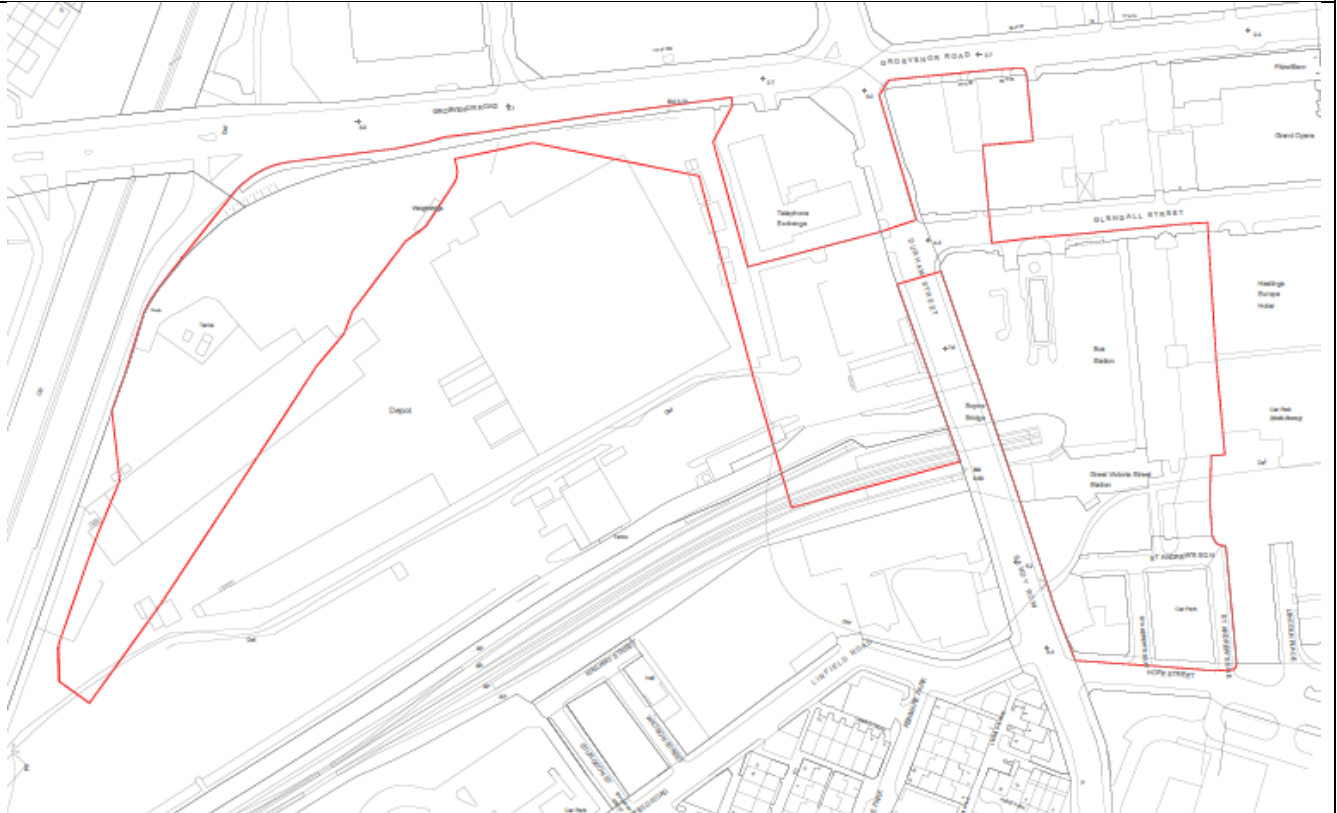
Section 30 (4) of the Planning Act permits the Council to hold a voluntary Pre-Determination Hearing (PDH) to give the applicant and interested parties an opportunity to appear before and be heard by a committee of the Council. Given the scale and nature of the proposed development and the number of representations, the Committee has agreed to hold a PDH.

A decision on the application will not be made at the Pre-Determination Hearing. The application is expected to be scheduled for formal consideration by the Planning Committee after the summer break.

This report provides an overview of the key issues relating to consideration of the planning application, but it does not carry out a full assessment of the proposal nor make an officer recommendation. These matters will be addressed in the full report to the Planning Committee when the application is formally considered for determination.

Summary of Issues

Site Location Plan



Site Layout of Indicative Scheme





3D Views





Characteristics of the Site and Area

1.0	<u>Description of Proposed Development</u>
1.1	The application seeks outline permission for a mixed-use regeneration development comprising office (Class B1), residential apartments (including affordable), retail (Class A1), hotel, leisure (Class D2), public realm, active travel uses, cafes, bars and restaurants, and community uses (Class D1), on lands surrounding the new Belfast Transport Hub and over the Transport Hub car park, to the east and west of Durham St and south of Grosvenor Rd.
1.2	The following matters are reserved for subsequent approval: <ul style="list-style-type: none"> • Siting • Design • External appearance • Means of access, and • Landscaping
1.3	Whilst these matters are reserved, a series of Parameters Plans have been provided which would limit the scope of development. These include: <ul style="list-style-type: none"> • Maximum Vertical Parameters (maximum height) • Maximum Horizontal Parameters (maximum building envelope) • Land Use Parameters Plan (showing uses within different parts of the development) • Active Uses Parameters Plan (ensuring active uses in certain parts of the scheme)

	<ul style="list-style-type: none"> • Servicing Parameters Plan (showing where servicing of the buildings will be located)
1.4	An indicative scheme has been provided to illustrate the proposed development. The indicative scheme has been designed to accord with the maximum parameters. The indicative scheme is supported by a VU.CITY model.
1.5	The indicative scheme comprises three distinct areas: <ol style="list-style-type: none"> 1. Saltwater Square (centre of the site to immediate east of the Transport Hub) 2. City Entries (east of the site in the location of the existing bus station) 3. City Fringe (west of the site to the west of the Transport Hub)
1.6	The application does not contain proposed floor space figures for the development but the indicative scheme contains approximately 130,000 sq m over 5.8ha.
1.7	The application is supported by an Environmental Statement and a suite of other supporting documentation and technical reports.
2.0	<u>Description of Site and Area</u>
2.1	The new Saltwater Square is already permitted as part of the Belfast Transport Hub (BTH). This application for outline permission proposes to bring forward two tall buildings to the north and south of Saltwater Square. The indicative scheme shows a taller building to the North (which will be a maximum height of 78 metres) whilst the building to the south will be a maximum height of 34 metres.
2.2	The City Entries portion of the site comprises a continuous plot from the corner of Hope Street and Durham street to the corner of Durham Street and Grosvenor Road with maximum heights of between 28.4 and 52.4 metres.
2.3	The City Fringe zone of the site is located adjacent to the Westlink and the maximum heights proposed are between 38.4 and 52.4 metres
2.4	The Saltwater Square and City Entry zones are proposed for mixed-use including residential. The City Fringe zone will not include residential use.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	Planning history relevant to the proposal including application site and adjacent land is summarised at Appendix 1 .
3.2	The application for planning permission (LA04/2017/1388/F) for the Belfast Transport Hub (BTH) was originally submitted to Belfast City Council but “called in” by the then Minister as a proposal of regional significance. The Transport Hub was granted planning permission by the Department for Infrastructure in March 2019.
3.3	The BTH application granted permission for a <i>‘New integrated public transport interchange comprising; station concourse, 26 bus stands, 8 railway platforms, bus maintenance and parking, track and signalling enhancements, bus access bridge, cycle and taxi provision, car parking, new public square, public realm improvements, highway improvements, infrastructure improvements and temporary structures for bus operations during construction and temporary site construction compounds.’</i>

4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Belfast Local Development Plan Draft Plan Strategy 2035
4.2	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 – Access, Movement and Parking Planning Policy Statement 4 – Planning and Economic Development Planning Policy Statement 6 – Planning, Archaeology and the Built Environment Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 8 – Open Space Planning Policy Statement 12 – Housing in Settlements Planning Policy Statement 15 – Planning and Flood Risk Creating Places: Achieving Quality in Residential Developments (2000) Parking Standards (former Department of Environment) Developer Contributions Framework (adopted 2020)
5.0	<u>Statutory Consultees (current position)</u> DFI Roads – no objection subject to conditions DFI Rivers – no objection subject to conditions DAERA NIEA Natural Heritage – no objections DAERA NIEA Land, Soil, and Air – further information required regarding contamination DAERA NIEA Historic Buildings – further information required DAERA NIEA Historic Monuments – no objections subject to conditions Shared Environmental Services – no objection subject to conditions NI Water – raised issues with Network Capacity and Waste Water Infrastructure Belfast City Airport – consideration to be given to buildings over 60m impacting aviation
6.0	<u>Non-Statutory Consultees (current position)</u> BCC Environmental Health – further information required regarding contamination BCC Tree Officer – no objections subject to conditions Northern Ireland Housing Executive – have indicated there is social housing need BCC City Regeneration Team – awaiting final response BCC Landscape Team – no objections BCC Economic Team – awaiting final response BCC Development Plan – advice provided regarding transport and infrastructure NI Electricity – no objections
7.1	<u>Statutory Consultation (current position)</u>
7.1.1	The application was first advertised on 31 st December 2021.
7.1.2	Neighbour notifications were issued on 12 th January 2022.
7.2	<u>Representations</u>
7.2.1	At the time of writing, there are 126 representations. There are 6 letters of support whilst the rest can be considered objections.
7.2.2	The objections are summarised as follows. a) Demolition of the Boyne Bridge causing loss of culture and history b) Replacement of Boyne Bridge with toucan crossing would lead to the risk of road accidents

7.2.3	<p>c) Concerns about the height and concentration of proposed buildings d) Wind and shadow effects of tall buildings e) Concerns regarding timeframes and phasing f) Importance of the approach to the city from the new BTH g) Accommodation of tour buses in the new BTH instead of at City Hall</p> <p>These issues will be assessed in full when the planning application is reported to the Planning Committee for a decision. However, the Committee should note that with regards to (a), (b) and (g), the Belfast Transport Hub has been approved by the Department for Infrastructure (DfI) under application reference LA04/2017/1388/F. The application site for the current application excludes the BTH development and the Boyne Bridge. Any objections relating to the removal of the Boyne Bridge and BTH are therefore not relevant to the current planning application.</p> <p>The representations in support of the application are summarised as follows:</p> <ul style="list-style-type: none"> • Welcomes a regeneration-led project • Will increase catchment for the retail industry • Will provide much needed connectivity • Will contribute to regeneration of Linen Quarter • Positive contribution to economic, environmental and social vitality of the locale • Welcomes proposed Saltwater Square and permeability of routes • Potential for community events • Welcomes Grade A office space to encourage investment • Welcomes promotion of sustainable transport • Welcomes focus on social value • Potential to contribute to the educational and medical innovation economies • Potential to rebuild city tourism • Potential to contribute to the hospitality sector • Will encourage city centre living
8.0	<p><u>ASSESSMENT</u></p> <p>8.1 <u>Development Plan</u></p> <p>8.1.1 Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) 2011 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 consideration indicate otherwise.</p> <p>8.1.2 Following the Court of Appeal decision on dBMAP 2015 (v2014) in May 2017, the extant development plan remains the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 (v2014) had reached pre-adoption through a period of independent examination, the policies within it still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the main areas of contention were policies relating to Sprucefield Shopping Centre, dBMAP 2015 (v2014) is considered to have significant weight.</p> <p>8.1.3 The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a</p>

	<p>Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.</p>
8.1.4	<p>It is expected that the main issues relevant to the consideration of this application will be:</p> <ul style="list-style-type: none"> • The principle of the proposed uses at these locations • Regeneration, employment and investment; • Transportation including parking provision and impact on road safety • Impact on Built Heritage and Archaeology • Provision of Affordable Housing • Impact on the character and appearance of the area • The impact on amenity of nearby residents and businesses • Human health • Drainage and flood risk • Wastewater infrastructure • Natural Heritage • Regeneration • Waste management • Developer Contributions and Planning obligations
8.2	<p><u>The principle of proposed uses at this location</u></p>
8.2.1	<p>The site is located within the development limit of Belfast and is un-zoned "white land" in the BUAP and draft BMAP 2015 (both versions). The presumption is therefore in favour of development subject to the planning considerations discussed below.</p>
8.2.2	<p>Of the proposed uses, residential use requires the most robust policy consideration, and this is discussed in more detail later in the report.</p>
8.3	<p><u>Regeneration, employment and investment</u></p>
8.3.1	<p>The SPPS sets out five core planning principles for the planning system, including improving health and wellbeing, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The proposal provides significant opportunity for investment and job creation, both during construction and on operation. The applicant is committed to Employability and Skills provisions and it is expected that Employability and Skills Developer Contributions would be secured by means of a Section 76 planning agreement.</p>
8.3.2	<p>The proposal is for a mixed-use development on brownfield sites within the city centre. This will bring forward regeneration and a coherent form of development around the Belfast Transport Hub.</p>
8.3.3	<p>Chapter 16 of the ES states that the construction phase which is expected to last for 20 years is anticipated to generate some 4280 FTE jobs whilst the operational phase is expected to generate in excess of 5000 FTE jobs.</p>
8.4	<p><u>Delivery of affordable housing</u></p>
8.4.1	<p>The Northern Ireland Housing Executive (NIHE) has been consulted and is supportive in principle of the applicant's proposals to provide affordable housing.</p>
8.4.2	<p>The applicant is committed to delivering a minimum of 20% of the residential element of the scheme as affordable housing (either social housing or intermediate housing). Officers have sought a minimum percentage of the overall floor space of the proposed mixed-use</p>

	development to be delivered as affordable housing and for the applicant to provide an indicative level of floor space/number of residential units as a guide. This information is currently awaited and will be reported to the Committee when the planning application is formally considered.
8.4.3	If approved, the provision of affordable housing will need to be secured by means of a Section 76 planning agreement.
8.5	<u>Transportation including parking provision and impact on road safety</u>
8.5.1	The applicant describes the proposal as “transport-led regeneration”. The site is an exceptionally sustainable location within the city centre, adjacent the new Belfast Transport Hub (BTH) with opportunities for travel by bus and rail.
8.5.2	The BTH planning permission allows for 223 parking spaces which was a reduction of 94 over the existing situation.
8.5.3	The outline application does not propose further spaces in view of the sustainable location of the site. The application is supported by a Transport Assessment (TA), Travel Plan and assessment under the relevant chapters of the Environmental Statement. The TA outlines the proximity of the site within the city centre, proximity of the integrated BTH, green travel measures and disabled parking. DfI Roads were consulted and have offered no objection, recommending conditions and informatives.
8.5.4	If approved, appropriate green travel measures will likely be required to be secured by means a Section 76 planning agreement.
8.6	<u>Impact on Built Heritage and Archaeology</u>
8.6.1	Planning Policy Statement 6: Planning, Archaeology and the Built Environment (PPS 6) will be relevant to consideration of the proposals. Policies BH3 and BH4 relate to archaeological considerations. Policy BH11 relates to development affecting the setting of a listed building. Paras 6.12 and 6.13 of the SPPS also apply.
8.6.2	The accompanying Environmental Statement (ES) includes a chapter on Cultural Heritage (Chapter 8 of Volume 3). DfC Historic Environment Division (Historic Monuments) has advised that on the basis of the information provided, it is content that the proposal would not adversely impact on archaeological interests subject to conditions regarding a programme of archaeological works.
8.6.3	There are a number of Listed Buildings within the vicinity of the site. These are: <ul style="list-style-type: none"> • St Peter’s Cathedral (HB26/33/103A) • Christchurch Centre of Excellence (HB26 50 025) • Former Health Centre at 89 Durham Street (HB26 50 116) • RBAI school (HB26/50/023) and the cluster of listed warehouses (HB26/50/303A-D) • Belfast City Hall • The Grand Opera House • Former Murray Tobacco Works (HB26/29/017)
8.6.4	Policy BH11 requires that: <p>(a) <i>The detailed design respects the listed building in terms of scale, height, massing and alignment;</i></p> <p>(b) <i>The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and</i></p> <p>(c) <i>The nature of the use proposed respects the character of the setting of the building</i></p>

8.6.5	DfC Historic Environment Division (HED) has been consulted and discussions are ongoing with specific reference to the setting of the Whitehall Tobacco Works building. HED currently objects to the planning application on the grounds that it <i>“considers that the proposal has an adverse impact on the building under Paragraph 6.12 (setting) of Strategic Policy Planning Statement for Northern Ireland and Policy BH 11 (Development affecting the Setting of a Listed Building) of the Department’s Planning Policy Statement 6: Planning, Archaeology and the Built Heritage”</i>
8.6.6	Officers have also expressed concern about the height and dominance of the proposed blocks at the southern end of the City Entries adjacent the Listed Building on its setting and have asked the applicant to address these points and HED’s concerns. The applicant has confirmed that they will make amendments to the application to address these issues.
8.7	<u>Impact on the character and appearance of the area</u>
8.7.1	The proposal provides an excellent opportunity for strong place-making, delivery a high quality development in the heart of the city centre.
8.7.2	Paragraphs 4.11 and 4.12 of the SPPS 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 paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported.
8.7.3	<p>Whilst all matters are reserved for subsequent approval, a series of Parameters Plans have been provided which would limit the scope of development. Officers have asked the applicant to make improvements to these Parameters Plan and amendments are expected to be made in due course. The Parameters Plans currently include:</p> <ul style="list-style-type: none"> • Maximum Vertical Parameters (maximum height) • Maximum Horizontal Parameters (maximum building envelope) • Land Use Parameters Plan (showing uses within different parts of the development) • Active Uses Parameters Plan (ensuring active uses in certain parts of the scheme) • Servicing Parameters Plan (showing where servicing of the buildings will be located)
8.7.4	An indicative scheme has been provided to illustrate the proposed development. The indicative scheme has been designed to accord with the maximum parameters – it therefore allows the Council to test the suitability of the various Parameters Plans. The indicative scheme is supported by a VU.CITY model.
8.7.5	The application is supported by an Environmental Statement (ES) and Design Code.
8.7.6	The Design Code proposes mandatory design principles including uses, massing, height, materials, landscaping and public realm, private and public open space, amenity criteria, street layout, traffic, access and parking issues. The Design Code is to be read in conjunction with the submitted Parameter Plans. If approved, it is envisaged that subsequent applications for approval of reserved matters will need to follow the principles contained in the Design Code, as well as Parameters Plans, and that this would be secured through planning conditions.
8.7.7	PPS 7 relates to quality housing developments. PPS 7 objectives place emphasis on achieving quality residential development not only in terms of respecting local character and amenity of established residential areas, but also the developments themselves should be attractive for prospective residents. Policy QD1 lists 9 criteria with which all proposals for residential development must comply. PPS12, DCAN 8 and Creating Places relate to

	housing developments and are also material considerations. Any housing located within the proposed scheme must meet the requirements of the above policies as well as ensuring there is adequate light.
8.7.8	A full assessment of the design of the proposal will be provided to the Committee when the application is formally reported to it for consideration.
8.8	<u>Impact on amenity of nearby residents and businesses</u>
8.8.1	The indicative scheme represents just one way in which the outline permission may be realised. The VU.CITY model and submitted information allows the Council to assess all impacts on amenity including human health. A chapter in the Environmental Statement specifically assesses sunlight, daylight and shadowing impacts.
8.9	<u>Human health</u>
8.9.1	It will be necessary to ensure that the proposed development does not give rise to unacceptable environmental conflicts with adjacent uses by way of noise, odour and other impacts. Consultation with Environmental Health is ongoing in these regards.
8.9.2	<u>Contaminated Land</u> - The site is previously developed land and has the potential for contamination. Further information has been requested by Environmental Health and NIEA with regards to land contamination.
8.9.3	<u>Noise</u> - Environmental Health have offered no objections on noise grounds-
8.9.4	<u>Air Quality</u> - Environmental Health has reviewed the Air Quality Assessment and advised that it meets the relevant requirements.
8.10	<u>Drainage and Flood Risk</u>
8.10.1	The application is supported by a Flood Risk and Drainage Assessment. DfI Rivers have noted that the application is outline and that therefore subsequent applications will be accompanied with individual Drainage and Flood Risk Assessments which will allow DfI Rivers to make further assessment for each plot.
8.11	<u>Wastewater Infrastructure</u>
8.11.1	NI Water advises that network capacity, foul sewer capacity and waste-water treatment capacity is not currently available to support the proposed development. However, it confirms that it has a programme for WWTW improvements which will increase capacity over the coming years. Whilst NI Water advises that it cannot support the proposal at this time, some additional capacity will be available from July 2023 as a result of the completion of initial upgrade work.
8.11.2	The applicant is seeking to resolve NIW's concerns and further consultation with NIW will be necessary. This application is seeking outline planning permission and if approved it is envisaged that subsequent applications for approval of reserved matters will follow. The applicant has confirmed that the entire site may take up to 20 years to develop and that no occupation will take place prior to 2023.
8.12	<u>Waste management</u>
8.12.1	Consultation is ongoing with the Council's Waste Management team.
8.13	<u>Natural Heritage</u>
8.13.1	DAERA Natural Environment Division (NED) acknowledges receipt of the NI Biodiversity Checklist. Having considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, it offers no objection to the proposal.

8.13.2	Shared Environmental Services were also consulted and have no objection subject to conditions.
8.14	<u>The consideration of Developer Contributions</u>
8.14.1	Para 5.69 of the SPPS states that ' <i>Planning authorities can require developers to bear the costs of work required to facilitate their development proposals.</i> ' Relevant further guidance is provided by the Council's Developer Contribution Framework, adopted in 2020.
8.14.2	If approved, it is likely that Developer Contributions will be required in relation to: <ul style="list-style-type: none"> • Provision of affordable housing • Requiring the development to be carried out in conjunction with the BTH • Green transport measures • Employability and Skills • Management of private public realm and common parts of the site
8.14.3	Discussions regarding the content of a Section 76 agreement are ongoing.
8.15	<u>Pre-Community Consultation</u>
8.15.1	For applications that fall within the Major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.
8.15.2	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2021/1971/PAN) was submitted to the Council on 23 August 2021 and was deemed acceptable on 21 September 2021.
8.15.3	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which details public meetings, letters, leaflets and the public advertisement.
8.15.4	The PACC report states that over the 3 week period of consultation a total of 1303 participants joined the virtual consultation room. The room was viewed a total of 1570 times. 128 online forms and 72 hard copy feedback forms were "overwhelmingly positive" found that between 82% and 90% are supportive of the regeneration, redevelopment, mix of uses and introduction of new open space and neighbourhoods.
8.15.5	The Facebook campaign is stated to have reached 45,742 social media users.
8.15.6	The PACC report acknowledges that concerns were expressed regarding the Belfast Transport Hub project and the removal of the Boyne Bridge as well as concerns on building heights. Participants welcomed the inclusion of 20% affordable housing.
8.15.7	The full PACC report is available on the Planning Portal Public Access.
10.0	Next Steps
10.1	Officers and consultees have identified a number of areas where further supporting information is required or revisions need to be made to the proposal in order for the

	planning application to be acceptable in officers' opinion. This will include amended and additional parameter plans.
10.2	The applicant is expected to submit this information in due course. A draft Section 76 planning agreement is also due to be submitted. Officers have also sought the submission of a Planning Performance Agreement to project manage the remainder of the application process.
10.3	A Committee site visit is expected to be arranged in August 2022.
10.4	Once the further information has been submitted, consulted on and assessed, the application will be reported to the Planning Committee for a formal decision.

ANNEX

Date Valid	20th December 2021
Date First Advertised	31st December 2021
Date Last Advertised	
Date of Neighbour Notification	12 th January 2022
EIA Determination	Application submitted with accompanying Environmental Statement
<u>Details of Neighbour Notification:</u>	
<p>The Owner/Occupier, 105 Grosvenor Road,Belfast,Antrim,BT12 4GL The Owner/Occupier, 105 Grosvenor Road,Belfast,Antrim,BT12 4GL The Owner/Occupier,12-22 Europa Bus Centre,Glengall Street,Belfast,Antrim,BT12 5AH The Owner/Occupier, 136-138 ,Durham Street,Belfast,Antrim, The Owner/Occupier, 15 Hope Street,Belfast,Antrim,BT12 5EE The Owner/Occupier, 19-31 ,Grosvenor Road,Belfast,Antrim, The Owner/Occupier, 1a Whitehall Tobacco Works,Linfield Road,Belfast,Antrim,BT12 5GN The Owner/Occupier, 1st Floor,Millennium House,25 Great Victoria Street,Belfast,BT2 7AQ The Owner/Occupier, 1st Floor,Millennium House,25 Great Victoria Street,Belfast,BT2 7AQ The Owner/Occupier, 2 Glengall Street,Belfast,Antrim,BT12 5AB The Owner/Occupier, 2 Glengall Street,Belfast,Antrim,BT12 5AB The Owner/Occupier, 17-21 Great Northern Tower,Great Victoria Street,Belfast,BT2 7AB The Owner/Occupier, 21 Glengall Street,Belfast,Antrim,BT12 The Owner/Occupier, 25b ,Great Victoria Street,Belfast,Antrim,BT2 7AQ The Owner/Occupier, 27 Grosvenor Road,Belfast,Antrim,BT12 4GR The Owner/Occupier, 27-45 Lincoln Building,Great Victoria Street,Belfast,Antrim,BT2 7SH The Owner/Occupier, 27-45 Lincoln Building,Great Victoria Street,Belfast,Antrim,BT2 7SJ The Owner/Occupier, 2a ,Linfield Avenue,Belfast,Antrim,BT12 5BT The Owner/Occupier, 2b ,Linfield Avenue,Belfast,Antrim,BT12 5BT The Owner/Occupier, 2c ,Linfield Avenue,Belfast,Antrim,BT12 5BT The Owner/Occupier, 2nd Floor,Millennium House,25 Great Victoria Street,Belfast,BT2 7AQ The Owner/Occupier, 33 Sandy Row,Belfast,Antrim,BT12 5ER The Owner/Occupier, 33-35 ,Grosvenor Road,Belfast,Antrim,BT12 4GN The Owner/Occupier, 3rd & 4th Floor,Glengall Exchange,3 Glengall Street,Belfast, BT12 5AB The Owner/Occupier, 40 Hope Street,Belfast,Antrim,BT12 5EE The Owner/Occupier, 4a ,Linfield Avenue,Belfast,Antrim,BT12 5BT The Owner/Occupier, 4b ,Linfield Avenue,Belfast,Antrim,BT12 5BT The Owner/Occupier, 4c ,Linfield Avenue,Belfast,Antrim,BT12 5BT The Owner/Occupier, 5th Floor 1,Glengall Exchange,3 Glengall Street,Belfast,BT12 5AB The Owner/Occupier, 5th Floor 2,Glengall Exchange,3 Glengall Street,Belfast,BT12 5AB The Owner/Occupier, 5th Floor 3,Glengall Exchange,3 Glengall Street,Belfast,BT12 5AB The Owner/Occupier, 5th Floor,Glengall Exchange,3 Glengall Street,Belfast,BT12 5AB The Owner/Occupier, 62 Grosvenor Road,Belfast,Antrim,BT12 5AP The Owner/Occupier, 6th Floor,Glengall Exchange,3 Glengall Street,Belfast,Antrim,BT12 5AB The Owner/Occupier, 7 Glengall Street,Belfast,Antrim,BT12 5AB The Owner/Occupier, 7 Glengall Street,Belfast,Antrim,BT12 5AB The Owner/Occupier, 8a ,Albert Street,Citylink Business Park,Belfast,Antrim,BT12 4HQ The Owner/Occupier, 90-92 ,Grosvenor Road,Belfast,Antrim,BT12 5AX</p>	

The Owner/Occupier, 90-92 ,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, 90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, 90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Building 3,92 Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Europa Hotel Belfast,Great Victoria Street,Belfast,Antrim,BT2 7AP
The Owner/Occupier, Fifth Floor,Millennium House,25 Great Victoria Street,Belfast,BT2 7AQ
The Owner/Occupier, Floor 6,27-45 Lincoln Building,Great Victoria Street,Belfast,BT2 7AQ
The Owner/Occupier, Floor 6,Millenium House,23 Great Victoria Street,Belfast,Antrim,BT2 7AQ
The Owner/Occupier, Floor 9,Millennium House,25 Great Victoria Street,Belfast, BT2 7AQ
The Owner/Occupier, Floors 1 -3,27-45 Lincoln Building,Great Victoria Street,Belfast ,BT2 7SL
The Owner/Occupier, Floors 4-5,27-45 Lincoln Building,Great Victoria Street,Belfast,BT2 7AQ
The Owner/Occupier, Great Victoria Street Rail Station,Great Victoria Street,Belfast,BT2 7UB
The Owner/Occupier, Grosvenor House,5 Glengall Street,Belfast,Antrim,BT12 5AD
The Owner/Occupier, Ground - 2nd Fl,Glengall Exchange,3 Glengall Street,Belfast,BT12 5AB
The Owner/Occupier, Ground Fl,27-45 Lincoln Building,Great Victoria Street,Belfast,BT2 7AQ
The Owner/Occupier, Ground Floor,Millennium House,25 Great Victoria Street,Belfast,BT2 7AQ
The Owner/Occupier, Ground-12th Fl,17-21 Great Northern Tower,Great Victoria Street, Belfast,BT2 7AD
The Owner/Occupier, Linfield Road,Belfast,Antrim,BT12 5LA
The Owner/Occupier, Office 3rd Fl,Millennium House,25 Great Victoria Street, Belfast, BT2 7AQ
The Owner/Occupier, Office 4th Fl,Millennium House,25 Great Victoria Street, Belfast,BT2 7AQ
The Owner/Occupier, Office 6th Fl,Millennium House,25 Great Victoria Street, Belfast, BT2 7AQ
The Owner/Occupier, Offices 1st & 2nd Floor,Millennium House,25 Great Victoria Street, Belfast, Antrim, BT2 7AQ
The Owner/Occupier, Offices 4th Floor Rear,Millennium House,25 Great Victoria Street, Belfast,BT2 7AQ
The Owner/Occupier, Offices 7th Fl, Millennium House,25 Great Victoria Street, Belfast, BT2 7AQ
The Owner/Occupier, Offices 8th Floor,Millennium House,25 Great Victoria Street, Belfast, BT2 7AQ
The Owner/Occupier, Parcellink,Glengall Street,Belfast,Antrim,BT12 5AB
The Owner/Occupier, Shop Unit 1,Great Victoria Street Rail Station,Great Victoria Street, Belfast, BT2 7UB
The Owner/Occupier, Suite 1 (Ground Floor),1 Linfield Road,Belfast,Antrim,BT12 5DR
The Owner/Occupier, Unit 1 (1st Floor),1 Linfield Road,Belfast,Antrim,BT12 5DR
The Owner/Occupier, Unit 1 (2nd Floor),1 Linfield Road,Belfast,Antrim,BT12 5DR
The Owner/Occupier, Unit 1,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Unit 1-3,Great Northern Mall,15 Great Victoria Street,Belfast,BT2 7GN
The Owner/Occupier, Unit 10,17-21 Great Northern Mall,Great Victoria Street, Belfast, BT2 7GN
The Owner/Occupier, Unit 10,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Unit 11,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Unit 11,Great Northern Mall,15 Great Victoria Street,Belfast, BT2 7GN
The Owner/Occupier, Unit 12,17-21 Great Northern Mall,Great Victoria Street, Belfast,BT2 7GN
The Owner/Occupier, Unit 12,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Unit 13,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Unit 14,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Unit 14,Great Northern Mall,15 Great Victoria Street,Belfast,BT2 7GN
The Owner/Occupier, Unit 15,17-21 Great Northern Mall,Great Victoria Street, Belfast, BT2 7GN
The Owner/Occupier, Unit 15,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
The Owner/Occupier, Unit 2 (1st Floor),1 Linfield Road,Belfast,Antrim,BT12 5DR
The Owner/Occupier, Unit 2 (2nd Floor),1 Linfield Road,Belfast,Antrim,BT12 5DR

The Owner/Occupier, Unit 2 (2nd Floor),1 Linfield Road,Belfast,Antrim,BT12 5DR
 The Owner/Occupier, Unit 2 (Ground Floor Extension),1 Linfield Road,Belfast,Antrim,BT12 5DR
 The Owner/Occupier, Unit 20,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
 The Owner/Occupier, Unit 3 (2nd Floor),1 Linfield Road,Belfast,Antrim,BT12 5DR
 The Owner/Occupier, Unit 3,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
 The Owner/Occupier, Unit 4,17-21 Great Northern Mall,Great Victoria Street,Belfast,BT2 7GN
 The Owner/Occupier, Unit 4,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
 The Owner/Occupier, Unit 5,17-21 Great Northern Mall,Great Victoria Street,Belfast,BT2 7GN
 The Owner/Occupier, Unit 5,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
 The Owner/Occupier, Unit 7,17-21 Great Northern Mall,Great Victoria Street,Belfast,BT2 7GN
 The Owner/Occupier, Unit 7,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
 The Owner/Occupier, Unit 8,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
 The Owner/Occupier, Unit 8a,Great Northern Mall,15 Great Victoria Street,Belfast,BT2 7GN
 The Owner/Occupier, Unit 9,17-21 Great Northern Mall,Great Victoria Street,Belfast,BT2 7GN
 The Owner/Occupier, Unit 9,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

Relevant Planning History:

Ref ID: LA04/2017/2252/F

Proposal: The installation of a covered walkway + opening in existing wall.

Address: Great Victoria Street Station, 10 Glengall Street, Belfast, BT12 5AH,

Decision: Permission Granted

Decision Date: 22.12.2017

Ref ID: LA04/2021/0108/F

Proposal: Proposed covered walkway with colonnade leading from the west side of Durham Street to the recently approved Belfast Transport Hub building and a proposed walkway and hoarding leading from the east side of Durham Street to the rear of the Great Northern Car Park within the current bus yard area.

Address: Lands between Durham Street and Grosvenor Rd to the south and west of the BT Exchange and lands to the east of Durham Street and south of Glengall Street, Belfast BT2.,

Decision: Permission Granted

Decision Date: 07.09.2021

Ref ID: LA04/2017/1395/NMC

Proposal: Reconfiguration of the internal ground floor layout, relocating staff changing and other back of house facilities (including housekeepers office and laundry store) to bring the public toilets to a more prominent location nearer to the hotel entrance lobby. Works also involve installation of a grey PPC aluminium louvre vent to the rear elevation.

Address: St Andrews Square North, Belfast, BT2 7UB,

Decision: NMC Refused

Decision Date: 25.09.2017

Ref ID: LA04/2017/2295/A

Proposal: fascia level and high level illuminated Hotel Signage

Address: Hampton By Hilton, 7-13 Hope Street, Belfast, BT12 5EE,

Decision: Consent Granted

Decision Date: 22.12.2017

Ref ID: LA04/2021/1971/PAN

Proposal: Proposed mixed use regeneration development comprising office, residential, retail, open space, commercial, and active travel uses, on lands surrounding the new Belfast Transport Hub to the east and west of Durham St and south of Grosvenor Rd.

Address: Lands to east of West Link (A12) and south of Grosvenor Road; Lands at Grosvenor Road and intersection of Grosvenor Road and Durham Street; Lands to the east of Durham Street and north of Glengall Street; Lands at Glengall Street; Lands bet
Decision: PAN Acceptable
Decision Date: 02/09/2021

Ref ID: Z/2007/2812/F

Proposal: Erection of 130No. apartments with ground floor retail units and parking (amended scheme).

Address: Hope Street, 7-13 Lincoln Place and 1-17 St Andrews Square East, Belfast

Decision: Permission Granted

Decision Date: 12.01.2010

Ref ID: LA04/2021/1291/NMC

Proposal: Non material Change LA04/2017/1388/F

Address: Lands: To the East of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection of Grosvenor Road and Stanley Street; At The Intersection Of Durham Street And Grosvenor Road; At The Intersection Of Fisherwick PI

Decision: NMC Granted

Decision Date: 27.01.2022

Ref ID: LA04/2020/0136/NMC

Proposal: Non material change LA04/2017/1388/F

Address: Lands: To The East Of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection Of Grosvenor Road And Stanley Street; At The Intersection Of Durham Street And Grosvenor Road; At The Intersection Of Fisherwick PI

Decision: Consent Granted

Decision Date: 02.04.2020

Ref ID: LA04/2020/1832/NMC

Proposal: Non-material Change LA04/2017/1388/F

Address: Lands: To The East Of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection Of Grosvenor Road And Stanley Street; At The Intersection Of Durham Street And Grosvenor Road; At The Intersection Of Fisherwick PI

Decision: Consent Granted

Decision Date: 06.09.2021

Ref ID: LA04/2016/2245/PAN

Proposal: (Full) New integrated public transport interchange comprising; station concourse, 26 bus stands, 8 railway platforms, bus maintenance and parking, track and signalling enhancements, bus access bridge, cycle parking, new public square, public realm improvements, highway improvements and infrastructure improvements.

Address: Lands to the east of the Westlink, south of Grosvenor Road, north of Weavers Court and Hope Street, and west of Great Victoria Street (No 1-3 to 27-45),

Decision: PAN Acceptable

Decision Date: 01.11.2016

Ref ID: LA04/2017/1388/F

Proposal: New integrated public transport interchange comprising; station concourse, 26 bus stands, 8 railway platforms, bus maintenance and parking, track and signalling enhancements, bus access bridge, cycle and taxi provision, car parking, new public square, public realm improvements, highway improvements, infrastructure improvements, temporary structures for bus operations during construction and temporary site construction compounds.

Address: Lands: To The East Of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection Of Grosvenor Road And Stanley Street; At The Intersection Of Durham Street And Grosvenor Road; At The Intersection Of Fisherwick PI

Decision: Permission Granted
Decision Date: 29.03.2019

Ref ID: Z/1998/2259

Proposal: Construction of 10 storey commercial development comprising ground floor retail with offices on upper floors. (Plus basement floor accommodating storage and plant room.)

Address: 9-21 ST ANDREWS SQUARE NORTH, BELFAST BT12

Decision: Permission Granted

Decision Date: 16.09.1998

Ref ID: Z/2004/1128/O

Proposal: Construction of 51 bed supported accommodation.

Address: Junction of Glengall Street and Durham Street, Belfast, BT12 5AB

Decision: Permission Granted

Decision Date: 25.10.2004

Ref ID: Z/2013/0070/F

Proposal: Environmental improvements to include re-paving footpaths and provision of landscaping at the junction of Sandy Row/Linfield Road and Hope Street.

Address: Lands from Durham Street to the junction of Sandy Row, Linfield Road and Hope Street, Belfast,

Decision: Permission Granted

Decision Date: 28.01.2014

Ref ID: Z/2007/2972/F

Proposal: Proposed development to include the construction of 35 bedrooms over 7 floors above existing five storey rear elevation of hotel

Address: The Europa Hotel, 11-15 Great Victoria Street, Belfast, BT2 7AP

Decision: Permission Granted

Decision Date: 30.04.2008

Ref ID: Z/2003/1751/O

Proposal: Development of a headquarters office building with pedestrian link to Durham Street. (Amended access arrangements).

Address: NITHC Site, 90-92 Grosvenor Road, Belfast, BT12 5AX

Decision: Permission Granted

Decision Date: 13.04.2006