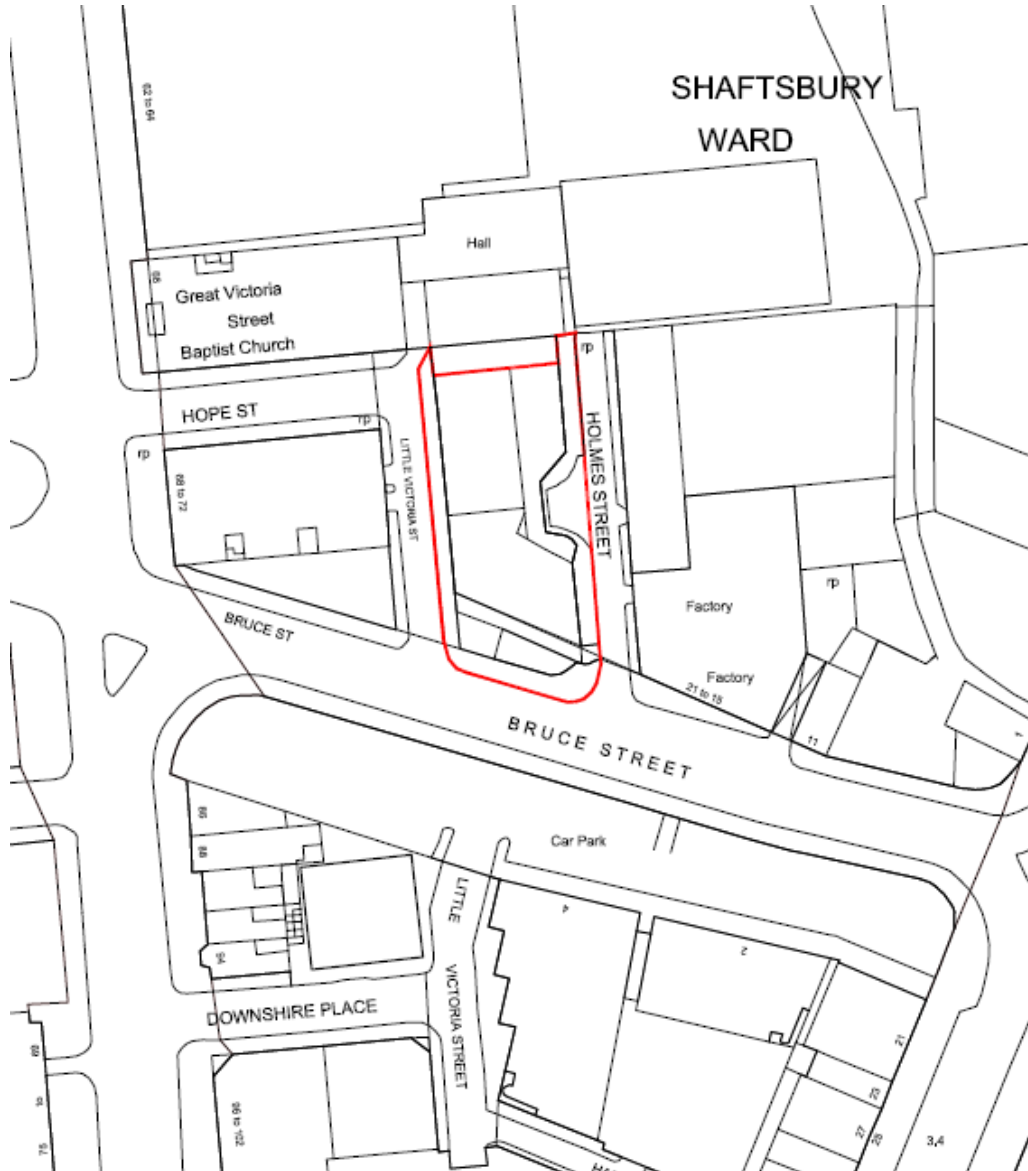


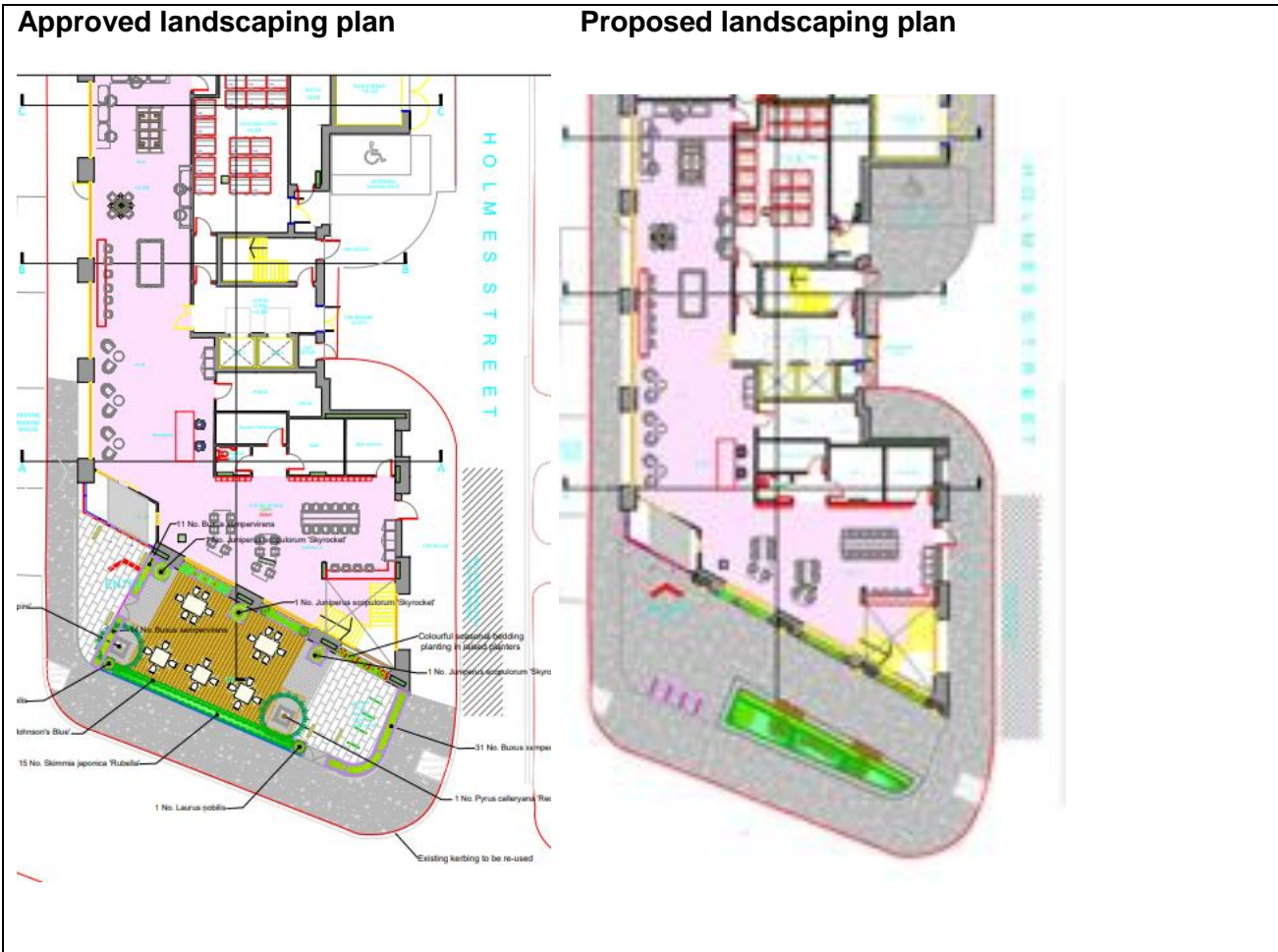
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19/12/22	Item Number:
Application ID: LA04/2022/1856/F	Target Date:
Proposal: Section 54 application to vary condition no.12 of planning permission LA04/2021/2242/F relating to landscaping and planting works.	Location: Lands bounded by Little Victoria Street, Bruce Street, and Holmes Street, Belfast
Referral Route: Varying Condition relating to Major development	
Recommendation: Approval subject to Conditions	
Applicant Name and Address: ES Little Victoria Street Ltd 17-19 Dungannon Road Cookstown BT80 8TL	Agent Name and Address: Clyde Shanks Ltd 2nd Floor 7 Exchange Place Belfast BT1 2NA
<p>Executive Summary: This application seeks to vary Condition 12 of planning permission LA04/2021/2242/F under Section 54 of the Planning Act (Northern Ireland) 2011. Condition 12 relates to landscaping and planting works. The original application granted planning permission for the “Erection of new 15no storey purpose-built student accommodation building and associated development (amended scheme from that previously approved under application reference LA04/2018/2602/F)”. Permission was granted 18th March 2022.</p> <p>The approved landscaping scheme includes decking and landscaping along the Bruce Street frontage on land owned by DfI Roads. The delivery of the approved landscaping as detailed within existing condition 12 is undeliverable since it is in conflict with DfI Roads’ adoptable standards and is not acceptable to DFI Roads. The proposed amended landscaping scheme has been agreed with DfI Roads and is deliverable.</p> <p>The amended wording of Condition 12 seeks to regularise this. DfI Roads was consulted and has no objections to the proposed variation to the amended wording of condition 12 and is content with the proposed landscaping scheme.</p> <p>This Section 54 application to vary condition 12 will create a new stand-alone planning permission and it will be necessary to repeat the conditions on the original permission, subject to the variation granted by this decision. Conditions already discharged will not however be repeated. The original permission was also subject to a Section 76 Planning Agreement to secure the management of the student accommodation and community apprenticeships. A Section 76 will also be required for this new permission. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 agreement.</p>	

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 This is a Section 54 application to vary Condition 12, relating to the landscaping and planting works, of planning permission reference LA04/2021/2242/F. The approved development was for the erection of new 15 no storey purpose-built student accommodation building and associated development (an amended scheme from that previously approved under application reference LA04/2018/2602/F). The development has commenced and construction is well underway.

1.2 Condition 12 of the previously approved application LA04/2021/2242/F reads, "All proposed planting and landscaping works shall be carried out in accordance with the approved details as shown on David Clarke drawing Nos 0628-02F and 0628-01H landscape plans/proposals as published on the planning portal on 09/11/21 and 03/12/21. No part of the development hereby approved shall be occupied until the planting has been completed, or within the first available planting season after the occupation of the building, whichever is the sooner or unless otherwise agreed in writing by the Council." It is proposed to introduce a new landscaping drawing for the ground level, accurately reflecting those landscaping works which have been agreed with DfI Roads. The wording of condition 12 is proposed to read as, " All proposed planting and landscaping works shall be carried out in accordance with the approved details as shown on

David Clarke drawing no 03E ground floor landscape layout dated 26th September 2022. No part of the development hereby approved shall be occupied until the planting has been completed, or within the first available planting season after the occupation of the building, whichever is the sooner or unless otherwise agreed in writing by the Council”.

2.0 Description of Site

2.1 The application site measures approximately 0.1ha and is located at lands bounded by Little Victoria Street, Bruce Street, and Holmes Street, Belfast. The approved development is currently under construction on site. It originally accommodated a two storey L-shaped building with a pitched roof and predominantly red bricked finish. A number of commercial units occupied the ground floor of the building.

2.2 The site is within the development limits of Belfast in BUAP, and both versions of Draft BMAP (2004 and 2014). The site is unzoned whiteland within BUAP; unzoned whiteland but also within the main office area/ Commercial District Character Area in dBMAP (2004); and unzoned whiteland but also within the Commercial District Character Area in dBMAP (2015). The site is in the vicinity of Linen Conservation Area.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 Applicable planning history on the site relates to the full application to which this Section 54 application seeks to vary:

- LA04/2021/2242/F for “Erection of new 15no storey purpose-built student accommodation building and associated development (amended scheme from that previously approved under application reference LA04/2018/2602/F)”. Permission was granted 18th March 2022.
- LA04/2018/2602/F for “Demolition of existing building at lands bound by Little Victoria Street, Bruce Street & Holmes Street and erection of new 15No. storey purpose-built student accommodation building” which was granted permission on 12/03/21.

3.2 Planning history also exists on the site for the following:

- LA04/2022/1833/NMC – Non-material change to LA04/2021/2242/F - Approved
- LA04/2022/1186/NMC – Non-material change to LA04/2021/2242/F - Approved
- LA04/2022/0695/NMC – Non-material change to LA04/2021/2242/F – Approved

3.3 Condition 11 of LA04/2021/2242/F has been successfully discharged under LA04/2022/0607/DC.

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); and Belfast Local Development Plan Draft Plan Strategy 2035

4.2 Regional Development Strategy 2035 (RDS)

4.2 Strategic Planning Policy Statement (SPPS)

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

5.0 Statutory Consultees

5.1 DFI Roads – No objection

6.0 Non Statutory Consultees

6.1 BCC Landscape and Development - 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 HMO Subject Plan 2015

8.4 Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note

8.5 Belfast: A Framework for student housing and purpose-built student accommodation

8.6 The Belfast Agenda

9.0 Assessment

9.1 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.

9.2 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious). The site is within the development limits of Belfast in BUAP, and both versions of Draft BMAP (v2004 and v2014).

9.3 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 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 existing policies will be applied including the SPPS and relevant PPSs.

9.4 This application seeks to vary Condition 12 of planning permission LA04/2021/2242/F under Section 54 of the Planning Act (Northern Ireland) 2011 to allow for amendments to the approved landscaping and public realm scheme. Currently condition 12 of LA04/2021/2242/F reads as follows:

“All proposed planting and landscaping works shall be carried out in accordance with the approved details as shown on David Clarke drawing Nos 0628-02F and 0628-01H landscape plans/proposals as published on the planning portal on 09/11/21 and 03/12/21. No part of the development hereby approved shall be occupied until the planting has been completed, or within the first available planting season after the occupation of the building, whichever is the sooner or unless otherwise agreed in writing by the Council.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.”

9.5 The approved development includes approved landscaping plan no's 0628-02F and 0628-01H, showing lands to the front of Bruce Street with enclosed decking and planting, as well as a roof terrace. Supporting information submitted stated discussions between the applicant and DfI Roads had been ongoing to reach a solution with regards to landscaping, since the approved scheme was undeliverable due to its conflict with DfI Roads' adoptable standards. The proposed scheme shows an area of planting with two backless bench seats, as well as four stainless steel bicycle stands for visitors and all decking has been omitted.

9.6 Communal recreational space is provided within a roof terrace of approximately 60 sqm, and whilst the amenity area to the front has decreased there remains a communal ground floor space of 319 sqm. Given the inner urban context of the site, this level of amenity is considered acceptable. BCC Landscape, Planning and Development Team was consulted and whilst they acknowledged it was unfortunate that the ground floor terrace is not now feasible., they have raised no objection to the amended landscaping proposals.

9.7 The approved scheme showed an area of paving on either side of the decking which is now proposed as asphalt with silver granite chippings. The proposed change in material for the footway is considered acceptable at this location given the stance by DFI Roads and similar surfacing material is used on adjacent and opposite footways in both directions along Bruce Street. DFI Roads responded with no objection to the proposal on 04/11/22. The proposal is considered acceptable with regard to access, movement, parking and transportation issues having regard to PPS 3 and relevant policy.

9.8 The proposed changes to the landscaping are, on balance, considered acceptable. The amended wording for Condition 12 is proposed as follows:

“All proposed planting and landscaping works shall be carried out in accordance with the approved details as shown on David Clarke drawing no 03E ground floor landscape layout dated 26th September 2022. No part of the development hereby approved shall be occupied until the planting has been completed, or within the first available planting season after the occupation of the building, whichever is the sooner or unless otherwise agreed in writing by the Council. Any proposed trees or plants indicated on the approved plan which, within a period of 5 years from date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.”

10. Conclusion

The proposal to vary condition 12 to allow for an amended landscaping scheme is considered reasonable. There are no technical objections to the application, and having regard to the planning policy context, the variation of condition is considered acceptable. This Section 54 application to vary condition 12 will create a new stand-alone planning permission and it will be necessary to repeat the conditions on the original permission, subject to the variation granted by this decision. Conditions already discharged will not however be repeated. The original permission was also subject to a Section 76 Planning Agreement to secure the management of the student accommodation and community apprenticeships. A Section 76 will also be required for this new permission. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 agreement.

Neighbour Notification Checked: Yes

Conditions:

1.As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before 18th March 2027.

Reason: Time Limit.

2. In the event that any substantial centralised combustion sources (generators, boilers,

CHP or biomass) are proposed as part of this development and there is a risk of impact at relevant receptor human health locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), this Service would request that an updated Air Quality Impact Assessment be submitted to and approved in writing by the Planning Authority prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and it must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations.

Reason: Protection against adverse air quality impacts

3. Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades of the hereby permitted development. The window specification for habitable rooms shall be in line with the specifications presented in the table on page 13 and at the various facades and floor levels indicated in figure 5 and 6 of the FR Mark & Associates NIA dated October 2021 NIA, titled: "Proposed Student Accommodation Building, Little Victoria Street.

Reason: In the interests of residential amenity

4. Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, confirmation of the specification of alternative mechanical means of ventilation. The specification shall be in accordance with the recommendations on page 13 of the October 2021 FR Mark NIA titled: 'Proposed Student Accommodation Building, Little Victoria Street, Belfast.' The specification for the alternative means of ventilation shall demonstrate that the operation of the system or installation of the proposed vents, when open, will not compromise the recommended internal noise levels of habitable rooms as outlined in British Standard BS8233:2014.

Reason: In the interests of residential amenity

5. Prior to occupation of the hereby permitted development, the windows and alternative means of ventilation, as approved, shall be installed and thereafter retained throughout the development so as to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided in compliance with building control requirements.

Reason: In the interests of residential amenity

6. Prior to occupation of the hereby permitted development, the developer shall verify that the window schedule and alternative means of ventilation as approved have been installed by way of a written declaration from the supplier and installation contractor confirming such installation.

Reason: In the interests of residential amenity

7. The rating level (dBLAr,T) associated with the operation of all combined plant and equipment shall not exceed the existing daytime and night-time background noise level dBLA90,T of at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: In the interests of residential amenity.

8. Within the first year of commencement of operation of the development the Applicant

must submit to the Council evidence to demonstrate that the development has obtained accreditation under a government approved accreditation scheme for purpose-built student accommodation such as the ANUK/UNIPOL National Code of standards or the Universities UK/HE Guild Management Code. Continued operation of the development thereafter will be subject to accreditation under a government approved accreditation scheme being maintained.

Reason: Protection of the amenity of surrounding uses.

9. No service deliveries to or collections from the hereby permitted development shall take place between the hours of 23:00-07:00hrs Monday to Friday or between the hours of 23:00-09:00hrs on a Saturday and Sunday.

Reason: Protection of residential amenity of future occupants

10. Prior to installation of external lighting and signage, a detailed layout plan with accompanying key and samples of fittings shall be submitted to and agreed in writing by the Council, and the development shall be carried out in accordance with the approved details.

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

11. All proposed planting and landscaping works shall be carried out in accordance with the approved details as shown on David Clarke drawing no 03E ground floor landscape layout dated 26th September 2022. No part of the development hereby approved shall be occupied until the planting has been completed, or within the first available planting season after the occupation of the building, whichever is the sooner or unless otherwise agreed in writing by the Council. Any proposed trees or plants indicated on the approved plan which, within a period of 5 years from date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

12. No works or construction shall take place unless in strict accordance with the McAleer & Rushe Construction Environmental Management Plan (CEMP), dated March 2021, version 4 (amended 14.12.21), including the environmental controls, monitoring and operational hours contained in this document, unless the Council grants its prior written approval to any variation.

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

ANNEX	
Date Valid	30 th September 2022
Date First Advertised	21 st October 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Little Victoria Street,Belfast,Antrim,BT2 7JH</p> <p>The Owner/Occupier, 2 Little Victoria Street,Belfast,Antrim,BT2 7JH</p> <p>The Owner/Occupier, 2nd Floor Office,68-72 ,Great Victoria Street,Belfast,Antrim,BT2 7BB</p> <p>The Owner/Occupier, 3rd Floor Offices,31 Bruce Street,Belfast,Antrim,BT2 7JD</p> <p>The Owner/Occupier, 3rd Floor Store,31 Bruce Street,Belfast,Antrim,BT2 7JD</p> <p>The Owner/Occupier, 40-42 ,Little Victoria Street,Belfast,Antrim,BT2 7JH</p> <p>The Owner/Occupier, 4th Floor Offices,31 Bruce Street,Belfast,Antrim,BT2 7JD</p> <p>The Owner/Occupier, 5-6 ,Hope Street,Belfast,Antrim,BT12 5EE</p> <p>The Owner/Occupier, 66a Great Victoria Street Baptist Church,Great Victoria Street,Belfast,Antrim,BT2 7BB</p> <p>The Owner/Occupier, Great Victoria Street Baptist,1 Hope Street,Belfast,Antrim,BT12 5EE</p> <p>The Owner/Occupier, Ground & 1st Floor,68-72 ,Great Victoria Street,Belfast,Antrim,BT2 7BB</p> <p>The Owner/Occupier, Ground Floor,68-72 ,Great Victoria Street,Belfast,Antrim,BT2 7BB</p>	
Date of Last Neighbour Notification	19th October 2022
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/1985/2099 Proposal: DEMOLITION OF 23-31 BRUCE STREET, 10-14 LITTLE VICTORIA STREET, 12-30 Address: LITTLE VICTORIA STREET, BRUCE STREET, HOLMES STREET Decision: Decision Date:</p> <p>Ref ID: Z/1989/2272 Proposal: Change of use from showroom to retail use Address: UNIT 7,BRUCE HOUSE LITTLE VICTORIA STREET BELFAST BT2</p>	

Decision:
Decision Date:

Ref ID: Z/1987/1073
Proposal: Construction of showroom premises
Address: 8 LITTLE VICTORIA STREET, BELFAST BT2 7JH
Decision:
Decision Date:

Ref ID: Z/1986/2315
Proposal: Erection of restaurant premises
Address: 4-6 LITTLE VICTORIA STREET, BELFAST BT2 7JH
Decision:
Decision Date:

Ref ID: Z/2005/0930/F
Proposal: Change of use from shop to hot food carryout.
Address: 2 Little Victoria Street, Belfast, BT2 7JH
Decision:
Decision Date: 22.07.2005

Ref ID: Z/1987/0557
Proposal: Erection of showroom premises
Address: 2 LITTLE VICTORIA STREET BELFAST BT2
Decision:
Decision Date:

Ref ID: Z/1986/2319
Proposal: Erection of shop premises
Address: 8 LITTLE VICTORIA STREET, BELFAST BT2 7JH
Decision:
Decision Date:

Ref ID: Z/1988/2314
Proposal: Conversion and extension of existing dwellings into self contained flats
Address: 213,215,217,219,221 CRUMLIN ROAD BT14
Decision:
Decision Date:

Ref ID: Z/1988/2563
Proposal: Erection of garage to house mini-bus
Address: BAPTIST CHURCH LITTLE VICTORIA STREET BELFAST BT
Decision:
Decision Date:

Ref ID: Z/1985/0399
Proposal: CHANGE OF USE TO TURF ACCOUNTANTS OFFICE
Address: 369 NEWTOWNARDS ROAD
Decision:
Decision Date:

Ref ID: LA04/2021/1424/PAN

Proposal: Demolition of existing property and erection of purpose built multi-storey managed student accommodation and associated shared/ancillary spaces (amended scheme that includes re-configuration of proposed student accommodation).

Address: 5-7 Little Victoria Street + 28-29 Bruce Street, Belfast.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2021/2242/F

Proposal: Erection of new 15no storey purpose built student accommodation building and associated development (amended scheme from that previously approved under application reference LA04/2018/2602/f)

Address: Lands bounded by Little Victoria Street, Bruce Street, and Holmes Street, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2021/1157/F

Proposal: Construction of replacement Church with provision of in-curtilage parking and all associated site works.

Address: Great Victoria Street Baptist Church, 1 Hope Street, Belfast, BT12 5EE.,

Decision:

Decision Date:

Ref ID: Z/2014/0005/F

Proposal: Variation of condition no1 of part 1 temporary planning permission for Z/2011/1499/F

Address: Great Victoria Street Baptist Church , 66 Great Victoria Street, Belfast, BT12 5EE,

Decision: PG

Decision Date: 16.04.2014

Ref ID: LA04/2018/1716/F

Proposal: Retention of existing temporary surface car park for a period of 2 years.

Address: Great Victoria Street Baptist Church, 66 Great Victoria Street, Belfast, BT12 5EE.,

Decision: PG

Decision Date: 04.04.2019

Ref ID: LA04/2018/1240/PAN

Proposal: Demolition of existing property and erection of purpose built multi storey managed student accommodation and associated shared/ancillary spaces.

Address: 5-7 Little Victoria Street &, 28-29 Bruce Street, Belfast,

Decision: PANACC

Decision Date:

Ref ID: LA04/2018/2602/F

Proposal: Demolition of existing building at lands bound by Little Victoria Street, Bruce Street & Holmes Street and erection of new 15No. storey purpose built student accommodation building.

Address: Lands bounded by, Little Victoria Street, Bruce Street & Holmes Street, Belfast.,

Decision: PG

Decision Date: 30.03.2021

Ref ID: Z/2008/1019

Proposal: Road Scheme.

Address: Belfast City Centre Ring - Southern Section, Belfast.

Decision: EOLI

Decision Date:

Ref ID: Z/2000/0620/O

Proposal: Proposed mixed use comprising a new church with associated facilities, office space, residential units and basement car-parking.

Address: Great Victoria Street Baptist Church, 66 Great Victoria Street, Belfast BT2 7BB

Decision:

Decision Date: 23.11.2000

Ref ID: Z/2011/1499/F

Proposal: Demolition of Great Victoria Street Baptist Church, refurbishment of church facade and incorporating the construction of a small entrance porch with creation of temporary surface level private car park for church use (amended description).

Address: Great Victoria Street Baptist Church, 66 Great Victoria Street, Belfast, BT12 5EE,

Decision: PG

Decision Date: 31.08.2012

Ref ID: Z/2008/0858/F

Proposal: Demolition of existing church and erection of new development comprising basement carparking, church and ancillary halls to ground and first floor with offices on floors 2-10 above.

Address: 66a Great Victoria Street, 2 Little Victoria Street and 1 Holmes Street, Belfast, BT2 7BB.

Decision:

Decision Date: 04.03.2010

Ref ID: Z/2008/2205/F

Proposal: Proposed office and retail development over 12 floors. Associated siteworks and roadworks. (Amended scheme reduced by two storeys)

Address: 5, 6, 7 Little Victoria Street, BT2 7JH and 23-29 Bruce Street, BT2 7JD

Decision: PG

Decision Date: 13.10.2014

Ref ID: Z/1987/0614

Proposal: Showroom premises

Address: HOLMES STREET, BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/2000/0027/F

Proposal: Shop Front.

Address: Bruce House, Bruce Street, Belfast BT2 7JD

Decision:

Decision Date: 23.02.2000

Ref ID: Z/2000/0028/A

Proposal: Fascia, projecting and wall signs

Address: Bruce House, Bruce Street, Belfast BT2 7JD

Decision:

Decision Date: 19.02.2000

Ref ID: Z/1985/2358

Proposal: DEMOLITION OF 23-31 BRUCE STREET AND 10-14 LITTLE VICTORIA STREET FOR

Address: AREA BOUNDED BY LITTLE VICTORIA STREET, BRUCE STREET AND HOLMES STREET

Decision:

Decision Date:

Ref ID: Z/1987/1798

Proposal: Alterations to facade

Address: UNITS 2-4 BRUCE HOUSE, HOLMES STREET BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1988/2368

Proposal: Intermittent illuminated sign

Address: BRUCE HOUSE, BRUCE STREET BT2

Decision:

Decision Date:

Ref ID: Z/1987/1399

Proposal: Change of use to restaurant

Address: UNITS 2 & 4 BRUCE HOUSE, BRUCE STREET, BELFAST BT2

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A