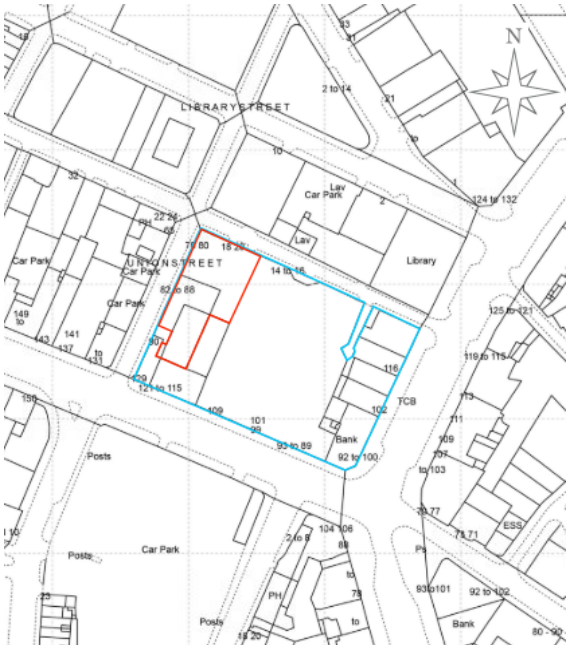


Committee Application

Development Management Report	
Application ID: LA04/2023/3822/F	Date of Committee: 17 th October 2023
Proposal: Temporary permission for two years for community facility containing green and grow space to include raised beds, pollinator towers, rainwater harvesting containers, compost bins, solar panels, seating and toilets. Space to be partly covered by a stretch tent and proposed shipping container to provide ancillary office space.	Location: Belfast Stories - Site 10 78-90 Union Street & 14-20 Kent Street, Smithfield and Union, Belfast, BT1 2JA
Referral Route: Referral to the Planning Committee under section 3.8.5 (d) of the Scheme of Delegation	
Recommendation:	Approve
Applicant Name and Address: Gawain Morrison Brink! Stories CIC 18 Ravenhill Park Gardens BT6 0DH	Agent Name and Address: Gawain Morrison Brink! Stories CIC 18 Ravenhill Park Gardens BT6 0DH
<p>Executive Summary:</p> <p>The site is located at 78-90 Union Street and 14-20 Kent Street. The land is a corner plot of vacant land accessed from both Kent Street and Union Street. Kent Street is comprised of 7-10 storey buildings used as offices of apartments. Union Street contains low rise buildings with the Sunflower Public House opposite as well as warehouse and offices/retail.</p> <p>The proposal is for temporary permission for two years for a community facility containing green and grow space to include raised beds, pollinator towers, rainwater harvesting containers, compost bins, solar panels, seating and toilets. Space to be partly covered by a stretch tent and proposed shipping container to provide ancillary office space.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of the Temporary Use • Impact on the Setting of a Listed Building • Impact on Neighbouring Amenity • Environmental Policies <p>The application site is located in area of vacant land which will bring regeneration benefits and is considered a complimentary use within the city centre which supports the evening and night time economy as well as the community.</p> <p>Recommendation</p> <p>It is recommended that temporary planning permission be granted for two years. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>	

Case Officer Report

Site Location Plan



Proposed Block Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development Temporary permission for two years for community facility containing green and grow space to include raised beds, pollinator towers, rainwater harvesting containers, compost bins, solar panels, seating and toilets. Space to be partly covered by a stretch tent and proposed shipping container to provide ancillary office space.</p>
2.0	<p>Description of Site The site is located at 78-90 Union Street and 14-20 Kent Street. The land is a corner plot of vacant land accessed from both Kent Street and Union Street. Kent Street is comprised of 7-10 storey buildings used as offices of apartments. Union Street contains low rise buildings with the Sunflower Public House opposite as well as warehouse and offices/retail.</p> <p>The site is located within whiteland in BUAP and within the Belfast City Centre boundary in dBMAP (v2004 and 2014)</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History Application Number: LA04/2019/0938/F Decision: Withdrawal Decision Date: 22 July 2019 Proposal: Temporary surface-level car park.</p> <p>Application Number: LA04/2020/0354/PAN Decision: PAN Concluded Decision Date: 25 February 2020</p> <p>Proposal: The proposed mixed use re-development of the site, ranging between 5-9 stories over ground, will comprise new build floorspace of Class B1(a) office, Class C1 residential apartments, a hotel (sui generis), active ground floor uses including retail (A1), restaurants, cafes and bars (sui generis), with associated parking and related access for the redevelopment.</p> <p>Application Number: LA04/2019/2582/F Decision: Permission Refused Decision Date: 01 December 2020 Proposal: Retrospective application for temporary surface-level car park</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	
4.3	<p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p> <p>The following policies in the Plan Strategy are relevant to consideration of the application: SP2 Sustainable Development DES1 Principles of Urban Design BH1 Listed Buildings RET 6 Temporary and Meanwhile Uses TRAN 8 Car Parking and Servicing Arrangements ENV 1 Environmental Quality ENV 2 Mitigating Environmental Change ENV3 Adapting to Environmental Change ENV 5 Sustainable Drainage Systems (SuDS)</p>

	<p>Development Plan – zoning, designations, and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other material considerations None</p>
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.0	Statutory Consultees Responses DFI Roads- No objection
6.0	Non Statutory Consultees Responses HED- No Objection Environmental Health- No objection
7.0	Representations The application was advertised on the 1 st September 2023 and neighbour notified on 3rd October 2023. One representation was received from BCC City Centre Regeneration and Development Team supporting the proposal.
8.0	Other Material Considerations None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the Development Plan.
9.2	<p>Assessment The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of the Temporary Use • Impact on the Setting of a Listed Building • Impact on Neighbouring Amenity • Environmental Policies
9.3	<p>Principle of the Temporary Use The application is considered to comply with policy RET6 in that the proposal is an appropriate use of benefit to the local community. The proposal is a complimentary use within the city centre which supports the evening and night time economy and aids in regenerating a vacant plot of land. The proposed temporary buildings are of a low scale which are acceptable on a temporary basis given the regeneration benefits. The policy states that temporary uses will not be permitted for more than one year, however given that there is currently no extant permission or live application to redevelop the site a two year permission is considered on balance appropriate.</p>
9.4	<p>Impact on the Setting of the Listed Building Section 91 (2) of the Planning Act (Northern Ireland) 2011 states that ‘the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’</p>
9.5	

<p>9.6</p> <p>9.7</p> <p>9.8</p> <p>9.9</p>	<p>Paragraph 6.12 of the SPPS states Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.</p> <p>The proposal is located within close proximity of Belfast Central Library at 126 Royal Avenue. The proposal is considered to comply with policy BH 1 in that key views of the listed building will be retained and the scale and height of the temporary proposal is sympathetic to the listed building.</p> <p>DfC Historic Environment Division were consulted and had no objections.</p> <p>Impact on Neighbouring Amenity The proposal is within close proximity to an apartment building located to the North West of the site. There is no noise generating equipment associated with the proposal and it is considered that given the size of the site which will restrict the numbers that can visit there will not be an unacceptable impact in terms of noise to neighbouring amenity. Environmental Health were consulted and had no objections.</p> <p>Environmental Policies The proposal incorporates a number of measures to adapt to environmental change in order to support sustainable development. Examples include using solar panels for energy as well as harvesting the rainwater to use for the raised beds and grow spaces.</p>
<p>10.0</p>	<p>Summary of Recommendation:</p> <p>It is recommended that temporary planning permission be granted for two years. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
<p>11.0</p>	<p>Draft Conditions</p> <ol style="list-style-type: none"> 1. The use and buildings hereby permitted shall cease and the land restored to its former condition on or before 2 years from the date of this permission. <p>Reason: The development has only been granted temporary permission because the proposed use and buildings are of a temporary nature.</p> <ol style="list-style-type: none"> 2. Con Land Condition.
<p>Notification to Department (if relevant) N/A</p>	