

Development Management Report

Summary	
Committee Date: 13 th August 2024	
Application ID: LA04/2024/0344/F, LA04/2024/0321/LBC and LA/04/2024/0432/DCA	
<p>Proposal: Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.</p>	<p>Location: The Royal Belfast Academical Institution, College Square East, Belfast, BT1 6DL</p>
Referral Route: Application for Major development; demolition of a Listed Building; and demolition of a whole building in a Conservation Area	
Recommendation: Approval subject to conditions	
<p>Applicant Name and Address: Ms Clare Moore The Royal Belfast Academical Institution College Square East Belfast BT1 6DL</p>	<p>Agent Name and Address: Peter Fleming Fleming Mounstephen Planning Portview Trade Centre 310 Newtownards Road Belfast</p>
Date Valid: 20 th February 2024	
Target Date: 17 th September 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
<p>Executive Summary:</p> <p>This application relates to land at the Royal Belfast Academical Institution (RBAI), fronting onto College Square East, with Durham Street to the rear and west of the site.</p> <p>The applications seek planning permission (LA04/2024/0344/F) and Listed Building Consent (LA04/2024/0321/LBC) for construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.</p>	

There is also an application for Conservation Area Consent (LA04/2024/0432/DCA) for demolition of the existing dining hall, swimming pool, school steward's house and W-Block (listed structure).

The key issues for consideration of the application are set out below.

- Principle of development
- Impact on the special architectural and historic qualities of the Listed Building and setting of adjacent Listed Buildings
- Impact on the character and appearance of the Conservation Area
- Design and placemaking
- Climate change
- Access and transport
- Health impacts
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Waste management
- Natural heritage
- Employability and Skills
- Section 76 planning agreement
- Pre-application Community Consultation

The site is within un-zoned “white land” within the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan 2015 (dBMAP). It is within the City Centre in dBMAP.

The principle of the proposed use is acceptable given the established educational use on the site. The proposal would improve the school’s facilities and educational environment.

The height, scale, form and design of the proposed extension to the Soane building and new South Block are considered to be in keeping with the main school building (Soane building) and campus. It is considered that the proposal would respect the special architectural and historic qualities of the Listed Building and its setting. The setting of other Listed Buildings would be safeguarded. The character and appearance of the Conservation Area would be enhanced.

The proposal would provide no additional dedicated parking, however, this is considered acceptable given the long standing existing use, minimal intensification and highly sustainable location of the site.

DfC HED offers no objection. Concerns are raised by BCC internal conservation advice and Urban Design Officer, and these issues are addressed in the main report. Final comments are awaited from Environmental Health and DfI Roads.

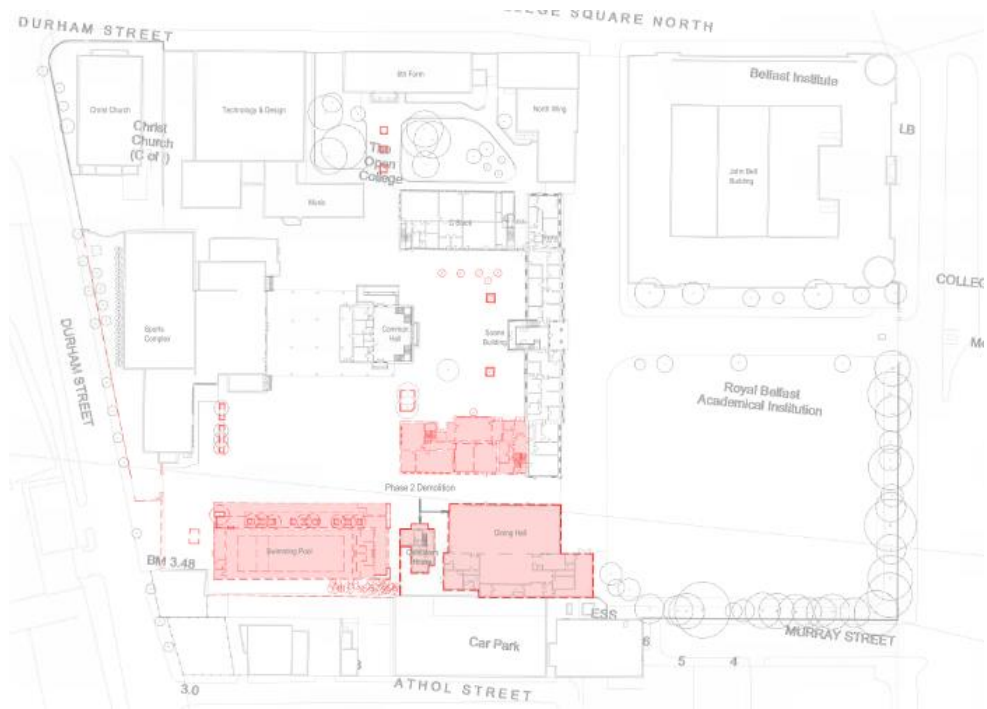
Two third party objection has been received (one to the full application and one to the Conservation Area Consent), expressing concerns about the height of the building and other matters. These are addressed in the main report.

Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission, Listed Building Consent and Conservation Area Consent are granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise including the final consultation responses from DfI Roads and Environmental Health, provided that they are not substantive.

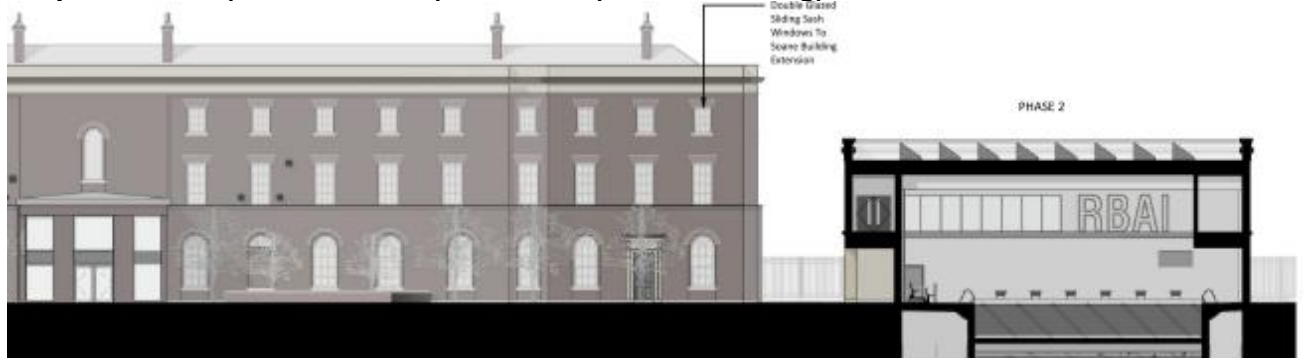
Demolition Plan



Proposed Front Elevation:



Proposed Rear (Durham Street) Elevation (Soane Building):



Proposed Rear (Durham Street) Elevation (new building):



Proposed Side Elevation:



CGIs:





1.0	Characteristics of the Site and Area
1.1	The Royal Belfast Academical Institution (RBAI) is located within the City Centre and abuts College Square East, College Square North and Durham Street. The RBAI school campus is located within the Belfast City Centre Conservation Area. The school campus site has a total area of approximately 2.69 ha with the application site having an area of approximately 1.27 ha.
1.2	The boundaries of the RBAI campus are defined by College Square East (east), College Square North (north), Durham Street (west) and adjacent properties along Athol Street on the southern edge of the site. The site is at a nodal point between the commercial centre of the city to the east, and more sparsely developed office parks, bus parking and warehouse facilities to the west. Buildings along College Square East are civic in scale and are a mixture of Georgian terraces and modern commercial / office developments. Along College Square North the buildings to the eastern end are more reflective of the Georgian origins of the Square while more modern buildings have been developed towards Durham Street. By contrast the buildings along Durham Street are

	<p>modern and of low architectural quality, interspersed with large areas of parking and some small scale social housing. Properties along the southern edge include a two storey multi-storey car park, a single domestic property and an isolated brick warehouse building (now accommodating a Fish and Chip Restaurant).</p>
1.4	<p>The Soane Building (the main school building) is a Grade B+ Listed Building. It is located centrally within the site with the principal vehicle access being off College Square East. The building is approximately aligned with the centre line of Wellington Place to the east and set back from College Square East by a generous lawn to one side. John Bell House (Grade B+ Listed) was built in the northern half of the front lawn in 1905.</p>
1.5	<p>The following description is taken from DfC Historic Environment Division's evaluation of the building:</p> <p><i>'Detached symmetrical multi-bay three-storey pilastered Georgian brick school, dated 1810, to the designs of Sir John Soane. Rectangular on plan facing east with a three-storey red brick wing abutting the rear elevation to the south, built c.1915, and a further four-storey wing abutting the rear elevation to the north, built c.1960.</i></p> <p><i>Detached multi-bay three-storey brick block to the north fronting onto College Square North, built c.1835. This austere Georgian building stands as the only example of Soane's work in the city of Belfast and constitutes one of the grandest civic structures in the city. Although compromised by more recent alterations, much historic fabric and detailing survive, both internally and externally, and it continues in use as an academic institution. While the partial loss of its front grounds detracts from its original setting, the school survives as a representative of the lost Georgian character of Belfast city centre.'</i></p>
1.6	<p>Other Listed Buildings in the area include:</p> <ul style="list-style-type: none"> • Dr Cooke statute (Grade B) to the east • Nos. 60 to 64 Wellington Place (Grade B1) to the east • Nos. 14, 15 and 16 College Square East (Grade B1) to the east • Nos. 4, 5 and 6 Murray Street (Grade B2) to the south • Christchurch Centre of Excellence (Grade B1) to the north west
1.7	<p>The site abuts but is outside an Area of Archaeological Potential.</p> <p>Description of Proposal</p>
1.8	<p>The Committee is considering three applications as set out below.</p> <p>LA04/2024/0344/F and LA04/0321/LBC – seeking full planning permission and Listed Building Consent for construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.</p>

<p>1.9</p> <p>1.10</p> <p>1.11</p> <p>1.12</p> <p>1.13</p>	<p>LA04/2024/0432/DCA – seeking Conservation Area Consent for demolition of the dining hall, swimming pool, school steward's house and landscape planters.</p> <p>The proposed has three inter-related elements namely demolition, new build and landscape works. The demolition relates to the Dining Hall, Steward’s House, Swimming Pool (which has recently had to be closed due to its condition) and the W-Block (Listed Building). The new build relates to the construction of the new South Wing and the small new extension to the Soane Building. The landscape works relate to the school campus including the under-croft area of the Common Hall.</p> <p>The accommodation in the new South Wing provides 5,595m² floorspace and the small new extension to the Soane Building provides 165m² floorspace.</p> <p>The scheme has been designed and phased to minimise disruption to school life with the following phased approach:</p> <ul style="list-style-type: none"> • Phase 1 – demolition of existing Swimming Pool and construction of new Dining Hall Block. • Phase 2 – demolition of existing Dining Hall, Steward's House and W-Block. <p>The construction access will be from Durham Street with works planned to start during the summer holidays to allow demolitions and site hoardings to be established.</p> <p><i>Demolition:</i></p> <p>The existing floorspace proposed to be demolished totals 2,595m² and consists of the following buildings:</p> <ul style="list-style-type: none"> • Dining Hall (810m²) • Steward’s House (125m²), • Swimming Pool (560m²) and • W-Block (1,100m²) – rear annex of the Listed Soane Building.
<p>2.0</p> <p>2.1</p> <p>2.2</p>	<p>PLANNING HISTORY</p> <p>LA04/2020/0655/F - Demolition of existing swimming pool building, wall, gates, fencing and planters and development of new swimming pool building, fencing, amended access, landscaping and associated operational development. Approved 1st October 2020.</p> <p>LA04/2020/0652/DCA - Demolition of existing swimming pool building, wall, gates, fencing and planters. Approved 1st October 2020.</p>
<p>3.0</p> <p>3.1</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development</p>

	<p>Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy CI1 – Community Infrastructure Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy BH1 – Listed Buildings Policy BH2 – Conservation Areas Policy BH4 – Works to grounds affecting built heritage assets Policy BH5 – Archaeology Policy HC1 – Promoting healthy communities Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation</p>
3.3	<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>
3.4	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<p>Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>

4.0	<p>CONSULTATIONS AND REPRESENTATIONS</p>
4.1	<p><u>Statutory Consultees</u> DfI Roads – Further information requested. DfC HED – No objection. DAERA – No objection subject to condition. NI Water – No objection.</p>
4.2	<p><u>Non-Statutory Consultees</u> Planning Service Urban Design Officer – refer to main assessment. Planning Service Conservation Advice – refer to main assessment. BCC Environmental Health – Awaiting response. BCC Economic Development Unit – recommends that an Employability and Skills Developer Contribution is not required. BCC Tree Officer – No objection subject to conditions. Shared Environmental Services (SES) – No objection. <u>Representations</u></p>
4.3	<p>The application has been advertised in the newspaper and neighbours notified.</p>
4.4	<p>Two objections have been received to the applications. One objection has been received to the application for full planning permission from an adjacent business on Murray Street. A further objection has been received to the Conservation Area Consent from a resident on Galway Street. Concerns raised are:</p> <ul style="list-style-type: none"> • Protection of adjacent building during construction and access to property is retained during construction phase. • Noise impact on adjacent building during construction phase. • Impact on residential amenity during construction. • Impact of vibration during demolition and construction phases. Request for noise and vibration monitoring. • Drainage infrastructure under adjacent site remaining fully operational during and after construction phase. • Assurances that operation of NIE substation on adjacent site will not be impacted by construction works.
4.5	<p>In response to these points, officers advise that the physical impact of the proposal on adjacent buildings during construction is a civil matter. Noise and vibration impacts during construction would be regulated through Environmental Protection legislation. DfI Rivers offers no objection in respect of drainage impacts. Impacts on NIE infrastructure during construction is not a planning matter.</p>

5.0	<p>PLANNING ASSESSMENT</p>
	<p>Main Issues</p>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of development • Impact on the special architectural and historic qualities of the Listed Building and setting of adjacent Listed Buildings • Impact on the character and appearance of the Conservation Area • Design and placemaking • Climate change • Access and transport • Health impacts • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Waste management • Natural heritage • Employability and Skills • Section 76 planning agreement • Pre-application Community Consultation
	<p>Development Plan Context</p>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
	<p><u>Operational Polices</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>

	<u>Proposals Maps</u>
5.6	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.
5.8	Belfast Metropolitan Area Plan 2015 (2004) – the site is un-zoned “white land” within the City Centre.
5.9	Belfast Metropolitan Area Plan 2015 (v2014) – the site is un-zoned “white land” within the City Centre.
	Background
5.10	The proposal was subject to a detailed Pre-Application Discussion (PAD) process between the school, Planning Service and a range of consultees.
	Principle of development
5.11	The proposal seeks to upgrade the school’s existing facilities. Policy CI1 of the Plan Strategy applies and states that: <i>‘Planning permission will be granted for the provision of new and improved community infrastructure at appropriate and accessible locations within the urban area, subject to consideration of the nature and location of any proposals. All proposals shall ensure that there is no unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements are provided for access for all, including for pedestrians, cyclists and public transport.’</i>
5.12	The site is a highly accessible location within the City Centre with good access for pedestrians, cyclists and public transport. It is considered that the proposal would not adversely impact on adjacent uses and that it is acceptable in terms of its impact on built and natural heritage for the reasons set out later in the report.
5.13	The proposal would significantly improve the school’s facilities and educational environment, therefore, supporting its long-term future. The proposal is considered compliant with Policy CI1 and acceptable in principle.
	Impact on the special architectural and historic qualities of the Listed Building and setting of adjacent Listed Buildings
5.14	Section 91(2) of the Act states that: <i>‘In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council... 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.’</i>

Demolition:

5.15 Policy BH1 states that: *'There will be a presumption in favour of retaining listed buildings. Total demolition of listed buildings will only be permitted in highly exceptional circumstances. Where listed building consent is granted for demolition this will be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it.'*

5.16 The rear annex (W-Block), attached to the rear of the main Soane Building, shown below, is part of the Listed Building and proposed to be demolished.



Figure 1: Listed W-Block proposed to be demolished

5.17 The demolition justification document submitted in support of the proposal outlines that *'...the W Block has been developed in an ad-hoc fashion over many decades. The original two-storey structure was developed in 1914 as a detached building. It was then increased to three storeys during the 1920s and, was most likely joined on to the Soane Building at that point. Between 1927 and 1932 the W Block was further extended towards the West of the site. The level of architectural quality in the W Block is significantly lower than that of the Soane Building.'*

5.18 The document also highlights that discussions with heritage groups, as part of the PAD process, along with dialogue with representatives from within HED, have shown that there is a consensus that as a standalone building the W Block would not be Listed in on its own merits. Similar analysis has concluded that removal of the W Block would not have any significant negative impact on the architectural significance and Listing status of the Soane Building.

5.19 The HED listing refers to "Plan Form" and "Setting" within the criteria for listing. The location and scale of the W Block disrupts the original pavilion plan form and setting of the Soane Building.

5.20 In terms of the internal layout of W Block, the supporting information highlights that the Department for Education's minimum size for General Classroom is 60sqm, however, 51sqm is acceptable for a very limited number of spaces. None of the 14 classroom spaces within the W-block meet the minimum normal area requirement of 60sqm. Only six of the 14 spaces are larger than the 51sqm lesser standard. In terms of the works required to adapt the W-block to meet standards, the Structural Engineer notes it may

	<p>be possible to remove the partitions between classrooms on the upper floors but it would not be possible to remove the wall along the side of the access corridor. Alterations to the partitions could in theory allow the creation of two standard sized (60sqm) classrooms on the two upper floors, however, the extent of additional structural support required to the south facing façade would be substantial and would require the façade to be underpinned and in effect the addition of a steel frame to support the facade. This steel frame would need its own new piled foundations resulting in considerable loss of the existing fabric to achieve. The classrooms would still be compromised in terms of wheelchair accessibility, overall proportions and quality of spaces and provision of support in proximity to classrooms.</p>
5.21	<p>In terms of alternative uses for the block, it is stated that it would not be feasible to provide access to third party organisations to the W Block while maintaining the necessary pupil safeguarding arrangements. Alternative commercial uses would conflict with school use, fragment the campus and would not be appropriate.</p>
5.22	<p>Historic Environment Division (HED) has accepted justification for demolition of W-block and has offered no objections. The demolition of this block will facilitate the more sympathetic extension to the main Soane building, and the wider redevelopment of the site, to which HED has offered no objections. It is considered that there are exceptional reasons for the partial demolition of the Listed Building (W Block) as outlined above. A condition will require the redevelopment of the site in accordance with the planning permission to realise the benefits of the scheme. A further condition is recommended to require W Block to be recorded before it is demolished. The proposal is considered compliant with Policy BH1 and relevant provisions of the SPPS.</p> <p><i>Impact on the special architectural and historic qualities of the Listed Building:</i></p>
5.23	<p>Policy BH1 sets out criteria for the consideration of alterations and extensions to a Listed Building. Paragraph 6.12, 6.13 and 6.15 of the SPPS also apply.</p>
5.24	<p>The proposal relates to the Soane building, which is Grade B+ Listed. The small scale three storey extension to the rear of the Soane building, located in the area of the existing W Block, is considered to be in keeping with the existing building and more sympathetic than the existing W Block. The form would complement the Soane Building not by way of a pastiche but as a high quality rebuilding.</p>
5.25	<p>The special architectural and historic qualities of the Listed Building would be preserved and the proposal is compliant with Policy BH1 and SPPS.</p> <p><i>Impact on the setting of adjacent Listed Buildings:</i></p>
5.26	<p>Policy BH1 sets out criteria for considering proposals that affect the setting of a Listed Building. The proposed new South Wing extension would generally occupy the site of the existing Dining Hall, Pool Hall and Steward's House to the immediate south of the Listed Soane building. None of these structures are themselves of any historic value. Although the new block would be taller than the buildings to be demolished, the front section of the block would be lower than the Soane building and would allow the Listed Building to retain its primacy within the overall composition.</p>
5.27	<p>The materials in the new block would mirror the texture and variety of its context. A palette of facing brick, reconstituted stone and aluminium framed glazing would provide a modern interpretation of materials used in the adjacent historic buildings. The new brick, however, would be chosen to contrast the colour of the historic brick finish. This will maintain legibility between the old and the new and avoid a potential visual conflict.</p>

5.28	HED has considered the impacts of the proposal on the setting of the Soane building and advises that it is content with the proposals, subject to conditions.
5.29	<p>In addition to the Listed Soane building, there are a number of other Listed Buildings in the vicinity of the site, including:</p> <ul style="list-style-type: none"> • Dr Cooke statute (Grade B) to the east • Nos. 60 to 64 Wellington Place (Grade B1) to the east • Nos. 14, 15 and 16 College Square East (Grade B1) to the east • Nos. 4, 5 and 6 Murray Street (Grade B2) to the south • Christchurch Centre of Excellence (Grade B1) to the north west
5.30	<p>HED advises that the proposal has the potential to affect the setting of the following Listed Buildings in particular:</p> <ul style="list-style-type: none"> • College of Technology, College Square East (Grade B+) to the north east • Nos. 4, 5 and 6 Murray Street (Grade B2) to the south • Christchurch Centre of Excellence (Grade B1) to the north west
5.31	<p>HED considers that the proposal would not have an adverse effect on the setting of the Listed Buildings. As discussed, it is considered that the proposal would be sympathetic to the Listed Building and school campus. The setting of the adjacent Listed Buildings would be preserved and the proposal is compliant with Policy BH1 and relevant provisions of the SPPS.</p> <p>Impact on the character and appearance of the Conservation Area</p>
5.32	<p>The site is located within the City Centre Conservation Area. Policy BH2 relates to development proposals within a Conservation Area.</p>
5.33	<p>Moreover, Section 104(11) of the Act states: <i>'Where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of—</i></p> <p><i>(a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;</i></p> <p><i>(b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.'</i></p> <p><i>Demolition:</i></p>
5.34	<p>Policy BH2 states that: <i>'There will be a presumption in favour of retaining listed buildings and non-listed buildings in conservation areas. Total or partial demolition of a building will only be permitted where:</i></p> <p><i>j. It makes either a negative or no material contribution to the character and appearance of the area; and</i></p> <p><i>k. The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.'</i></p>

5.35 BCC Conservation advice and Urban Design Officer have expressed concerns regarding the removal of the W Block rear annex. However, as set out previously, the desire to retain the existing rear annex must be viewed in a wider, holistic context. Creating the new accommodation block would allow the development of a new external space to the rear of the Soane Building and allow the building to be once more viewed as a standalone pavilion. As set out earlier, HED has offered no objection to its removal. The removal of the block must be weighed up against the quality and design of the redevelopment, discussed below, and the overall betterment of the site and the enhancement of the Conservation Area.

5.36 The proposal also involves the demolition of a number of non-listed buildings within the Conservation Area, namely the Steward's House, Dining Hall and Swimming Pool.

5.37 The Steward's House, shown below, is a recent construction and of no architectural or historical significance. It does not materially contribute to the Conservation Area. This two storey domestic style property is located on the southern boundary of the site and bears little visual relationship to the Listed Soane Building.





Figure 2: Non-listed Steward's House


5.38 Permission to demolish the existing swimming pool, below, was granted as part of the application LA04/2020/0655/F. Neither is this building of any architectural or historical significance, nor does it contribute to the Conservation Area.



Figure 3: Non-listed Swimming pool building

5.39	<p>The single-storey Dining Hall block, below, was constructed in 1957. The façade is finished in brown brick and arches on the front elevation make limited reference to the adjacent listed building. The building requires considerable refurbishment and is not large enough to provide adequate space for pupils' dining.</p>  <p>Figure 4: Non-listed Dining Hall</p>
5.40	<p>The Dining Hall, Stewards House and Swimming Pool make no material contribution to the character and appearance of the area. BCC Conservation advice offers no objection to removal of these existing elements south of the Soane Building. However, as mentioned, they have stated the existing extension known as the W block is aesthetically pleasing and an addition of architectural and historic significance and should be retained.</p>
5.41	<p>Whilst the proposal would result in the demolition of W Block which makes a material contribution to the character and appearance of the Conservation Area, its removal is considered acceptable for the reasons previously explained. The other buildings proposed to be demolished are not considered to materially contribute to the character and appearance of the Conservation Area and their removal is considered acceptable.</p>
5.42	<p>The proposal is considered compliant with Policy BH2 and SPPS.</p>
	<p>New build:</p>
5.43	<p>Policy BH2 sets out criteria for the consideration of new development in a Conservation Area.</p>
5.44	<p>The proposed three storey extension to the Soane building at the broad location of the existing W Block, is of a scale, design and finish that complements the Soane building. It is considered to be in keeping with its design and reflects the character of the existing building.</p>
5.45	<p>The proposed South Wing would be finished in a light / cream tone brick with ashlar stone banding between floors and parapet feature. Glazing is of a vertical emphasis with framing. The attic floor is curtain glazed. The ground floor is part colonnaded.</p>
5.46	<p>BCC Conservation advice considers the proposed form broadly acceptable in terms of the Conservation Area and setting of the listed building. Conservation advice also considers that it is of an acceptable scale / height and reflects the broad form of the Conservation Area in terms of the horizontal paradigm of subdividing facades into base, middle and attic, vertical emphasis to openings, proportion / solid to void, materials etc.</p>

5.47	<p>Overall, it is considered that the proposals would improve the design of the school campus and enhance the character and appearance of the Conservation Area, compliant with Policy BH2 and relevant provisions of the SPPS.</p> <p>Design and placemaking</p>
5.48	<p>The proposal has been assessed against the Policies DES1 and DES2 of the Plan Strategy and SPPS. DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.</p> <p><i>Design, Scale, height and massing:</i></p>
5.49	<p>Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, a. to k.</p>
5.50	<p>A new rectilinear block is to replace the existing Dining Hall, Steward’s House and Swimming Pool, while a smaller rear return would replace W Block to the rear of the Soane Building. The Urban Design Officer offers no objections in relation to the new pavilion block, which appears to reflect the rhythm and proportions found across the Soane Building, albeit interpreted in a contemporary manner.</p>
5.51	<p>With regards to building form and façade articulation, the south wing sits a storey lower than the main school building (the Soane Building) and appears subservient when viewed from College Square East to the front (as shown in the CGI below).</p>
	
	<p>Figure 5: View of proposed South Wing from College Square East</p>
5.52	<p>The elevational treatment of the new block is contemporary in style and not a pastiche of the adjacent Georgian building, consistent with the advice from HED. The architectural approach is modern, however, the rhythm of the repeated windows along the elevations reflects the patterns of the adjacent Georgian structures within the immediate site context.</p>

5.53	<p>The BCC Urban Design Officer has suggested that condition(s) are included that require the Council's prior approval in relation to the proposed suite of external materials. This would include, but not necessarily be limited to, the proposed facing brick (preference for clay brick and not concrete), stonework (frieze, coping, string courses and sills), window framing, louvres, doors and roller shutter.</p>
5.54	<p>Criterion f. of Policy DES1 requires the provision of active frontages to ensure vibrancy throughout the day. The removal of the W Block provides the opportunity to provide a quadrangle which is a high-quality amenity space in its own right. Large areas of glazing are located on the northern elevation of the new block which will ensure optimum levels of additional light during the day. This will also create a vibrant frontage onto the new public space within the site, creating an attractive, enclosed and secure space for pupils, as shown in the CGI below.</p>  <p>Figure 6: View of proposed South Wing within the new quadrangle</p> <p><i>Siting and Alignment:</i></p>
5.55	<p>Policy DES2 (masterplanning) states that planning permission will be granted for Major development where it accords with the principles a. to j.</p>
5.56	<p>The eastern front edge of this new block projects slightly beyond the frontage of the Soane Building. However, this reflects the building line of the North Block which also projects beyond the Soane Building and creates an appropriate symmetry across the site. It is worth noting that HED has not raised any concerns with regards to impact on the setting of the Soane building.</p>
5.57	<p>It is considered that the proposal adopts a holistic approach to site assembly, layout and design that is mindful of adjacent sites. The redevelopment will provide a high quality, enclosed area of public realm contributing positively to the improvement of the public realm within the site through the use of high quality hard and soft landscape materials and street furniture. A Landscape Management Plan has also been provided.</p> <p><i>Ancillary open space, public realm and landscaping:</i></p>
5.58	<p>The proposal has been assessed against Policies OS3, LC1 and TRE1. The proposal is considered to create an adaptable and integral area of public realm which contributes positively to place making within the school grounds. The choice of materials compliments the character and setting of the buildings on the site. The proposal incorporates various hard and soft landscaping features.</p>

5.59	Approximately 23 trees within the ground of the school are to be removed to facilitate the development, many of those trees are young / young-mature and range in height from 5m – 8m. A number of the trees are growing in confined low-level brick planters. None of the trees offer high public visual amenity offering and are screened from streetscapes due to the locations of buildings within the school site. Two trees are to be removed due to poor condition as per the submitted tree survey report.
5.60	Approximately 29 trees are to be planted within the site to help complement the scheme and promote future visual character and amenity offering as part of the development. Proposed tree planting includes specimen street trees, upright feature trees and multistemmed trees. The proposed and existing trees retained within the site as a overall group will help create and promote a pleasant environment with opportunities for local biodiversity to thrive within the urban city centre fabric.
5.61	The BCC Tree Officer has recommended that no street trees along Durham Street should be damaged or removed to facilitate the proposal. Any street trees which are adjacent to site access into the site shall be appropriately protected through tree protective fencing or boxed in to prevent any direct / indirect construction damage.
5.62	Policy OS3 relates to ancillary open space provision. The proposal features the enhancement of the school quadrangle, with hard and soft landscaping, to serve the needs of pupils and staff and provide a safe and accessible outdoor amenity space within the school campus.
5.63	The proposal is considered acceptable having regard to Policies OS3, LC1 and TRE1.
	Climate change
5.64	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. There is a presumption in retaining existing buildings. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.
5.65	The proposal aims to produce an environmentally sustainable facility with the thermal performance of the fabric maximised, whole life energy use minimised and embodied carbon minimised. It has been demonstrated that the continued use of the buildings to be demolished are neither appropriate nor feasible. The proposal involves, inter alia, air source heat pumps, solar phot-voltaic cells, enhanced thermal fabric performance, use
5.66	of timber structures where possible in place of steel, use of recyclable materials, use of carbon capture roof membranes, re-use of demolition materials and species rich landscape development. The proposal is considered acceptable having regard to Policy ENV2 and ENV3.
5.67	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere.
5.68	The school site is well developed. The applicant has stated that trees and landscaping have been used as a SuDS measure. The site is not affected by any floodplain and there is no change proposed to the NI Water Network with the discharges from the proposal the same as the existing situation.
5.69	The proposal is considered acceptable having regard to Policy ENV5.

	<p>Access and transport</p>
5.70	<p>The site is a highly accessible location within the City Centre. It is within short walking and cycling distance of the city centre and its shops, services and leisure. It has very good public transport links through access to buses and rail, and is in close proximity to the Transport Hub, currently under construction. DfI Roads has requested that provision is made for sheltered and secure cycle parking for 107 bicycles within the building at ground floor. This is currently being discussed with the applicant, noting that the proposal will not increase pupil numbers or intensity use of the site. The proposal accords with Policy TRAN1.</p>
5.71	<p>The existing vehicular accesses on College Square North, College Square East and Durham Street will be maintained and essentially unaltered. Developing the Dining Hall facility to the south west corner of the site will allow deliveries to be made via the Durham Street entrance. There will be no predicted increase in trips (as noted in the Transport Assessment Form prepared by RPS).</p>
5.72	<p>No dedicated in-curtilage general parking is proposed. Having regard to the highly sustainable location of the site, and the fact that staff and pupil numbers will remain the same, the non-provision of dedicated general parking is considered acceptable. The proposal accords with Policy TRAN8.</p>
5.73	<p>DfI Roads has yet to provide its final consultation response but has offered no fundamental objections to the proposal. Further technical details have been sought in relation to dimensions of roadways, parking and visibility splays on the site layout along with provision of 107 cycle stands (1 per 10 students).</p>
5.74	<p>Delegated authority is sought for officers to deal with any further issues raised in DfI Road's final response, provided that they are not substantive.</p>
5.75	<p>Subject to resolution of these issues, the proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9.</p>
	<p>Health impacts</p>
5.76	<p>Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
5.77	<p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city centre and beyond. The site is within a short walking distance of the City Centre, and has a sizeable quality area of new open space located to the front of the site. The proposal would enhance the educational and human experience of the school campus, therefore contributing to wellbeing. The proposal is considered to satisfy the requirements of Policy HC1.</p>

	Environmental protection
5.78	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.
5.79	A Preliminary Risk Assessment and a Generic Quantitative Risk Assessment (GQRA) have been provided in support of this planning application. The GQRA is informed by site investigations and environmental monitoring data.
5.80	DAERA initially responded by stating that significant contamination has been detected and potential risks are apparent to groundwater receptors which have not been fully assessed. DAERA stated the potential for contamination to impact the bedrock aquifer needed to be assessed and may require further site investigations.
5.81	The applicant's environmental consultant confirmed that a detailed site history has been provided in the PRA and GQRA reports. In relation to contamination sources, the main sources of contamination were identified to be a mixture of existing and historic fuel storage tanks located on the site.
5.82	The GQRA report identified that groundwater beneath the site had been impacted by metals, hydrocarbons (including free phase LNAPL) and PAHs. The source of the metal exceedances is likely to be a combination of made ground and elevated concentrations in the surrounding area i.e. there is no specific on site source.
5.83	In terms of risks to the bedrock aquifer, the consultant has confirmed that a pathway for vertical migration of contaminated shallow groundwater into the underlying bedrock aquifer is not considered to be active. A significant thickness of Firm to Stiff Clay overlays the bedrock which will act as a barrier to the migration of contaminated shallow groundwater within the Made Ground and therefore the risk to the Sandstone aquifer from Hydrocarbon contaminated shallow groundwater is considered to be minimal.
5.84	Regarding piling, a final piling design has not yet been finalised. A Piling Risk Assessment will be required as a condition of planning approval. Whilst a final design is not yet available, given the ground conditions, it is likely that piles will be advanced into the underlying Firm to Stiff Clay. Remedial works to address the Hydrocarbon contamination in groundwater will be undertaken prior to any piling occurring on site.
5.85	DAERA Regulation Unit Land and Groundwater Team has confirmed it has no objections to the development provided negative conditions are attached to any approval. These conditions are detailed below.
5.86	A final response is awaited from Environmental Health in respect of contaminated land, noise and air quality. It is expected that the response will be available by the time of the Committee meeting and will be reported as a Late item. Delegated authority is sought to resolve any issues raised in Environmental Health's final response. Subject to this, the proposal is considered compliant with Policy ENV1.

Flood risk and drainage													
5.87	Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). The council will have regard to guidance publications produced by other authorities and prospective developers/applicants are advised to liaise early in the formulation of their proposals with DfI Rivers to clarify flooding or flood plain issues that may affect particular sites. In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.												
5.88	Flood Maps (NI) indicate that the site does not lie within the 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain. There are no watercourses within this site. The site may be affected by watercourses of which DFI Rivers has no record.												
5.89	Flood Maps (NI) indicate that a small portion of the site lies within an area of predicted pluvial flooding. DFI Rivers has reviewed the Drainage Assessment Rev 2 dated January 2024, accepts its logic and has no reason to disagree with its conclusions.												
5.90	Having regard to the advice of DFI Roads, the proposal is considered acceptable with regard to flood risk and drainage, and compliant with Policy ENV4.												
Waste-water infrastructure													
5.91	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has offered no objection to the proposal and has indicated there is available capacity at the receiving Waste Water Treatment Works.												
5.92	The application proposes to dispose of foul sewage to a NI Water sewer. In view of the position of NI Water, DAERA Water Management Unit has no objection to this aspect of the proposal.												
5.93	The proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.												
Waste Management													
5.94	A Waste Management Plan accompanied the planning application. It states that access will be permitted along the western boundary of the site along Durham Street, thus minimising the need for reversing and allow collection vehicles to proceed in a mainly forward direction.												
5.95	Bins associated with the proposal will be located externally and to the rear of the building and southwest of the site. The proposed bin schedule, numbers proposed and possible litre capacities are presented in the table below:												
	<table border="1"> <thead> <tr> <th>Bin Type</th> <th>Capacity (litres)</th> <th>Number Proposed</th> </tr> </thead> <tbody> <tr> <td>General Waste</td> <td>1100**</td> <td>4</td> </tr> <tr> <td>Recycling</td> <td>240**</td> <td>2</td> </tr> <tr> <td>Food Waste</td> <td>660**</td> <td>2</td> </tr> </tbody> </table>	Bin Type	Capacity (litres)	Number Proposed	General Waste	1100**	4	Recycling	240**	2	Food Waste	660**	2
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Food Waste	660**	2											
	** The litre capacity are not known at this design stage with the volumes above being a representation of possible litre capacities												
5.96	The proposed waste management arrangements are considered acceptable.												

	<p>Natural heritage</p>
5.97	Policy NH1 relates to the protection of natural heritage resources.
5.98	The Preliminary Ecological Appraisal has confirmed the absence of badgers, invasive species, otters, pine martens, red squirrels and smooth newts on and adjacent to the site. The Bat Survey has confirmed the absence of bat roosts within buildings proposed to be demolished and trees to be felled.
5.99	Within the proposed new buildings, 2 x housemartin terraces, 2 x swift boxes and 4 x bat boxes are proposed to be included to help promote local ecology. Their construction will be required by a condition.
5.100	DAERA and Shared Environmental Services has advised that they have no objection to the proposal. The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the Strategic Planning Policy Statement.
	<p>Employability and Skills</p>
5.101	The Developer Contribution Framework requires proposals for Major development to make a contribution towards Employability and Skills where necessary.
5.102	The Economic Development Unit advises that the contract associated with this development will be subject to Buy-Social considerations. Implementation of the Buy Social considerations applied to this contract will ensure that that social benefit is achieved using Targeted Recruitment and Training clauses. It recommends that Section 76 Developer Contribution clauses should not be applied for the construction phase of the development where Buy Social requirements are in place.
	<p>Section 76 planning agreement</p>
5.103	It is considered that the impact of the proposal can be mitigated by conditions and that it is not necessary in this case for the applicant to enter into a Section 76 planning agreement.
	<p>Pre-application Community Consultation</p>
5.104	The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The statutory Proposal of Application Notice (PAN (ref. LA04/2023/4099/PAN) was submitted to the Council on 29 th September 2023.
5.105	The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the pre-application consultation undertaken by the applicant.
5.106	Press Notices inviting the public to engage in the online pre-application community consultation information event were placed in the Belfast Telegraph and Irish News 14 days in advance of the first public event (19 th and 21 st October 2023). A press release was also issued and carried on the ITV and Irish News websites two weeks ahead of the event, which sought to raise awareness of the project and the pre-application community consultation.

<p>5.107</p> <p>5.108</p> <p>5.109</p> <p>5.110</p> <p>5.111</p>	<p>The applicant sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> • A leaflet that advertised the online pre-application community consultation information event was developed and delivered to 550 residents and local businesses within a 100-metre radius of the project site. • A project web page was developed to ensure people could access further information and detail regarding the proposed development. The website URL was included in all consultation materials that were issued and the website received a high volume of traffic with 3,957 views with the video being reviewed 1,806 times. <p>The public consultation events were attended by 23 people and 5 completed the feedback survey, all supporting the proposals.</p> <p>A further 25 people left feedback at haveyoursay@rbai.org.uk or emailed the RBAI team. 18 respondents supported the proposals, there was one objection to the demolition of the W Block as an example of an early 20th Century school building, with 3 leaving queries and questions and one stating the proposals lacked ambition.</p> <p>The feedback was reviewed, and the matters were considered within the PACC report, detailing how the feedback was gathered, analysed, assessed and considered.</p> <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Act.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission, Listed Building Consent and Conservation Area Consent are granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise including the final consultation responses from DfI Roads and Environmental Health, provided that they are not substantive.</p>
<p>7.0</p>	<p>DRAFT CONDITIONS</p> <p>LA04/2024/0344/F – application for planning permission:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. No external facing materials shall be applied unless in accordance with a written specification of the materials, which shall have first been submitted to and approved in writing by the Council. Reason: In the interests of the character and appearance of the Conservation Area and to safeguard the setting of the Listed Building.

3. No external brickwork or render shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.

The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials.

Reason: In the interests of the character and appearance of the Conservation Area and to safeguard the setting of the Listed Building.

4. No new sliding sash windows or secondary glazing shall be installed or applied unless in accordance with details (including drawings and written specification) and physical sliding sash window and secondary glazing unit sample have been submitted to and approved in writing by the Council. The installation of the sliding sash window system shall thereafter be carried out solely in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

5. Notwithstanding the submitted details, the following external features shall not be installed, implemented or carried out unless in accordance with further details and a physical sample which shall have been submitted to and approved in writing by the Council.

- New windows and doors for extension to Soane Building
- New porch surround detail for extension to Soane Building
- New wall finishes for extension to Soane Building
- New curtain walling and windows on the Common Hall
- New cladding, soffit panels and rainwater goods on the Common Hall
- New landscaping and gates (including Common Hall under croft gates) within the Curtilage.

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

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the 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. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

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

7. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity

8. Prior to any work commencing, all protective barriers (fencing) and ground protection shall be erected and installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site (and on adjacent street trees) and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

9. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the Root Protection Areas of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the Root Protection Areas.

10. No development shall commence until evidence has been submitted to and approved in writing by the Council demonstrating that the risks to groundwater and other environmental receptors due to on-site contamination of the ground and groundwater have been effectively assessed.

This evidence should include:

- Detailed Quantitative Risk Assessment to investigate the risks to groundwater receptors from hydrocarbon contamination, including free phase hydrocarbons, identified at the site,
- If unacceptable risks to groundwater are identified provision of remedial criteria as soil and groundwater concentrations that would not pose a risk to receptors. The remedial criteria are required to be derived through quantitative risk assessment based on the conceptual site model.

If unacceptable risks to receptors are identified a remediation strategy will be required to address those risks.

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

11. The development hereby permitted shall not commence until a detailed remediation strategy to address all unacceptable risks to environmental receptors identified from condition 10 has been submitted to and approved in writing by the Council. This strategy shall identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design,

implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).

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

12. The development hereby permitted shall not be occupied until the remediation measures as described in the remediation strategy submitted under Condition 11 have been implemented. The Council must be given 2 weeks written notification prior to the commencement of remediation work.

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

13. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

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

14. After completing the remediation works under Conditions 11, 12 and 13; and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

15. In the event that piling is required, no development (excluding demolition) or piling work should commence on this site until a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted in writing and agreed with the Council. The methodology is available at: <http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>.

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

16. Evidence must be presented in the Verification Report that all fuel storage tanks (and associated infra-structure) have been fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process, Condition No. 11 will apply.

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

17. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.

Reason: To ensure that appropriate provision is made for storage and disposal of waste.

18. The development hereby permitted shall not be occupied until the secure cycle storage area has been provided in accordance with the approved plans and shall be permanently retained as such at all times.

Reason: To promote active travel and to mitigate the absence of dedicated parking within the development.

19. Prior to operation of the development hereby approved 2 x housemartin terraces, 2 x swift boxes and 4 x bat boxes will be provided in accordance with approved details and retained as such at all times.

Reason: In the interests of natural heritage and ecology.

LA04/2024/0321/LBC – application for Listed Building Consent:

1. The works hereby granted must be begun within five years from the date of this consent.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. The demolition only relates to the walls / structures highlighted in red on drawing no. 4129-KFA-ZZ-ZZ-DR-A-00005 received on 20/02/24 and to no other part of the building/s or structure/s within the site.

Reason: For the avoidance of doubt as to the extent of demolition part of this consent.

3. No demolition shall commence on site unless a contract has been executed for the construction of the site in accordance with planning permission **[LA04/2024/0344/F dated X]** and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission LA04/2024/0344/F.

Reason: The demolition is only permitted because of the exceptional circumstances of the case and benefits of the wider redevelopment of the educational campus.

4. No works shall commence on site unless a full survey, including analysis and photographic record of the historic fabric of the building(s) to be demolished has been submitted to and approved in writing by the Council.

Reason: To provide a record of the building/s before demolition.

5. No external facing materials shall be applied unless in accordance with a written specification of the materials, which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. No external brickwork or render shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.

The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

7. No new sliding sash windows or secondary glazing shall be installed or applied unless in accordance with details (including drawings and written specification) and physical sliding sash window and secondary glazing unit sample have been submitted to and approved in writing by the Council. The installation of the sliding sash window system shall thereafter be carried out solely in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

8. Notwithstanding the submitted details, the following external features shall not be installed, implemented or carried out unless in accordance with further details and a physical sample which shall have been submitted to and approved in writing by the Council.

- New windows and doors for extension to Soane Building
- New porch surround detail for extension to Soane Building
- New wall finishes for extension to Soane Building
- New curtain walling and windows on the Common Hall
- New cladding, soffit panels and rainwater goods on the Common Hall
- New landscaping and gates (including Common Hall under croft gates) within the Curtilage.

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

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

LA/04/2024/0432/DCA – application for Conservation Area Consent:

1. The demolition hereby granted must be begun within five years from the date of this consent.
Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.

2. This consent only relates to the walls / structures highlighted in red on drawing no. 4129-KFA-ZZ-ZZ-DR-A-00005 received on 07/03/24 and to no other part of the building/s or structure/s within the site.
Reason: For the avoidance of doubt as to the extent of this consent, to preserve or enhance the character or appearance of the Conservation Area.

3. No demolition shall commence on site unless a contract has been executed for the construction of the site in accordance with planning permission **[LA04/2024/0344/F dated X]** and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission LA04/2024/0344/F.
Reason: As required by Sections 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to preserve or enhance the character or appearance of the Conservation Area. Approval is required upfront because if redevelopment of the site does not take place it could leave the vacant site unsightly and harmful to the Conservation Area.

4. No works shall commence on site unless a full survey, including analysis and photographic record of the historic fabric of the building(s) to be demolished has been submitted to and approved in writing by the Council.
Reason: To provide a record of the building/s before demolition.