

ADDENDUM REPORT

Application ID: LA04/2025/1350/F

Committee Date: 21st April 2026

Proposal:

Change of Use from 3 bed Dwelling to 5-bed, 5-person HMO

Location:

29 Glencairn Street, Belfast, BT13 3LT

Referral Route: Section 3.8.1 of the scheme of Delegation. request for the application to be reported to the Planning Committee by an Elected Member (Cllr. Verner).

Recommendation: Approval

Applicant Name and Address:

Phillip Swain
4-6 My Lady's Road
Belfast
BT6 8FB

Agent Name and Address:

Ian Crockard
24 Ballyaligan Road
Crossgar
Downpatrick
BT30 9DR

Background:

This application was deferred at the Planning Committee on Tuesday 10th March 2026 to allow members of the Committee opportunity to visit the site. The site visit took place on Tuesday 31st March 2026.

Further objections:

Since the application was deferred two further objections were received. The main concerns raised include:

1. Not wanting an HMO on the street

The principle of an HMO at this location has been assessed within the main body of the report below and is considered acceptable in this instance for the reasons stated.

2. Statutory consultee recommending refusal (NI Water) based on sewage capacity constraints.

The NI Water response has been taken into consideration and assessed. NIEA and Shared Environmental Services were also consulted following the NI Water response.

3. DFI Roads did not conduct a site visit to see the site-specific context.

DFI Roads state in their consultation response that a site visit was not required as sufficient information was provided and/or the case officer is familiar with the site. A parking statement was submitted to the Council and assessed by DFI Roads which is content with the findings provided within the assessment.

4. Consultation process is incomplete as the applicant has not submitted a Waste Water Impact Assessment.

The submission of the WWIA is a separate process that sits outside the planning application process. A condition is recommended that requires the submission and approval of drainage details prior to commencement of development.

Parking and Ni Water issues have been assessed within the main body of the original Committee report. This report should be read in conjunction with the original Committee report, appended.

Bin collection and storage:

Officers were also asked to consult with the City and Neighbourhood directorate within the Council to enquire if there are operational issues with bin collections at this location. A Waste Collection Manager responded to the query as follows:

'...Glencairn Street...presents persistent operational difficulties for waste collection services due to its very dense urban layout and the close proximity of residential properties to nearby businesses. The streets in question were not designed at the time of construction to accommodate modern parking demands, particularly vehicles parked on both sides of the roadway throughout the day. As a result, access is severely constrained.

Servicing these streets with a standard 26-tonne Refuse Collection Vehicle (RCV) is routinely challenging, as narrow entries and alleyways restrict manoeuvrability. Even when smaller 18-tonne RCVs are deployed to mitigate these constraints, the volume and positioning of parked vehicles continue to impede access and slow operations. This frequently prevents crews from adhering to scheduled collection times. Consequently, the area experiences recurring reports of missed collections and "no access" incidents. These operational disruptions also require repeated return visits, which place additional strain on service resources and negatively affect overall service efficiency.'

The issue of access for bin lorries has been considered at a previous appeal (2024/A0045 – 27 Ponsonby Avenue – LA04/2023/3319/F) – the PAC's view was that there was *'no persuasive evidence that access and egress for bin lorries would be prohibited as a direct result of this HMO. Furthermore, the parking on double yellow lines and obstruction of a public road and footpath is an enforcement matter for the appropriate authorities, whether that be the Council or the PSNI.'* It is considered that Glencairn Street and Ponsonby Avenue are comparable in terms of width and parking pressures.

Given the information provided, officers have reviewed the existing and proposed bin storage requirements, as detailed below.

The existing dwelling requires 1 x 180L capacity black bin, 2 x 180L capacity recycling bins and 2 x 23L Food caddies requiring 3.6sqm of garden space required. The proposed HMO would require 3 x 180L capacity black bins, 3 x 182L recycling bins and 4 x 23L food bins which would require an overall storage space of 10.8 sqm.

The proposed change of use of the property from dwelling to HMO would therefore increase the bin storage requirement from 3.6sqm to 10.8 sqm. The garden measures 11.4 sqm and therefore can accommodate the bins however little or no space would remain for amenity purposes. However, as set out in the original Committee report, appended, officers consider that this reduced level of amenity space is adequate bearing in mind the proximity of the site to Woodvale Park (8 minutes walking distance) and open space at Forthriver Road.

Officers have considered the bin requirements along with the operational difficulties being experienced by the Council's waste collection services. Whilst it is acknowledged that there are

issues for residents, on balance, it is not considered that the proposal would cause demonstrable harm to amenity.

Recommendation

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is 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 provided that they are not substantive.

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 10 th March 2026	
Application ID: LA04/2025/1350/F	
Proposal: Change of Use from 3 bed Dwelling to 5-bed, 5-person HMO	Location: 29 Glencairn Street, Belfast, BT13 3LT
Referral Route: Section 3.8.1 of the scheme of Delegation. request for the application to be reported to the Planning Committee by an Elected Member (Cllr. Verner).	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Phillip Swain 4-6 My Lady's Road Belfast BT6 8FB	Agent Name and Address: Ian Crockard 24 Ballyalghan Road Crossgar Downpatrick BT30 9DR
Date Valid: 24 th July 2025	
Target Date: 6 th November 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>This application seeks full planning permission for the change of use from an existing dwelling to a 5-bed house in multiple occupation (HMO).</p> <p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the surrounding area. • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection <p>69 objections have been received with the issues addressed within the main report raised. The main concerns raised within these objections are:</p> <ul style="list-style-type: none"> • Too many HMOs in the area • Already multiple existing HMOs on Glencairn Street. • Application does not demonstrate compliance with 10% threshold. • Family homes needed. • Reduce house values. • Parking issues. • Strain on local services. • Increased noise. 	

- Increased waste generation.
- Loss of residential amenity.
- Limitations should be places on occupancy and tenant numbers.
- The house is not large enough to accommodate a HMO.
- Sloping roof for top floor rooms would be cramped.
- Increased risk of anti-social behaviour.
- Sets precedent for more HMOs.
- Neighbours were not appropriately notified preventing a full response.
- Water supply and sewage overrun.
- Reduced emergency vehicle access.

The application has been called in for the following reasons:

1. Overconcentration of HMOs
2. Parking and Traffic Issues
3. Impact on residential amenity
4. Property maintenance and waste management
5. Contrary to planning policy

The proposal is compliant with Policy HOU10 in that the 10% threshold for HMOs on Glencairn Street has not yet been reached. Officers consider that the proposal will not be harmful in terms of traffic, parking, impact on residential amenity or the amenity of the surrounding area.

DFI Roads, NIEA and SES have no objections to the proposal. NI Water have recommended refusal based on network capacity. This issue is addressed in the report.

Recommendation

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is 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, provided that they are not substantive.

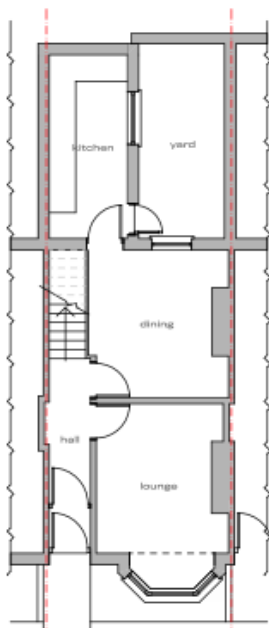
Case Officer Report

1.0 Drawings

Site Location Plan



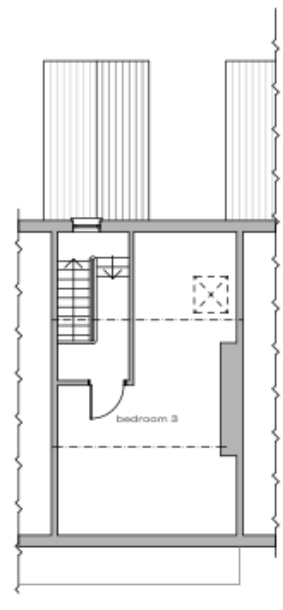
Existing Floor Plans



Ground Floor as Existing 1:50

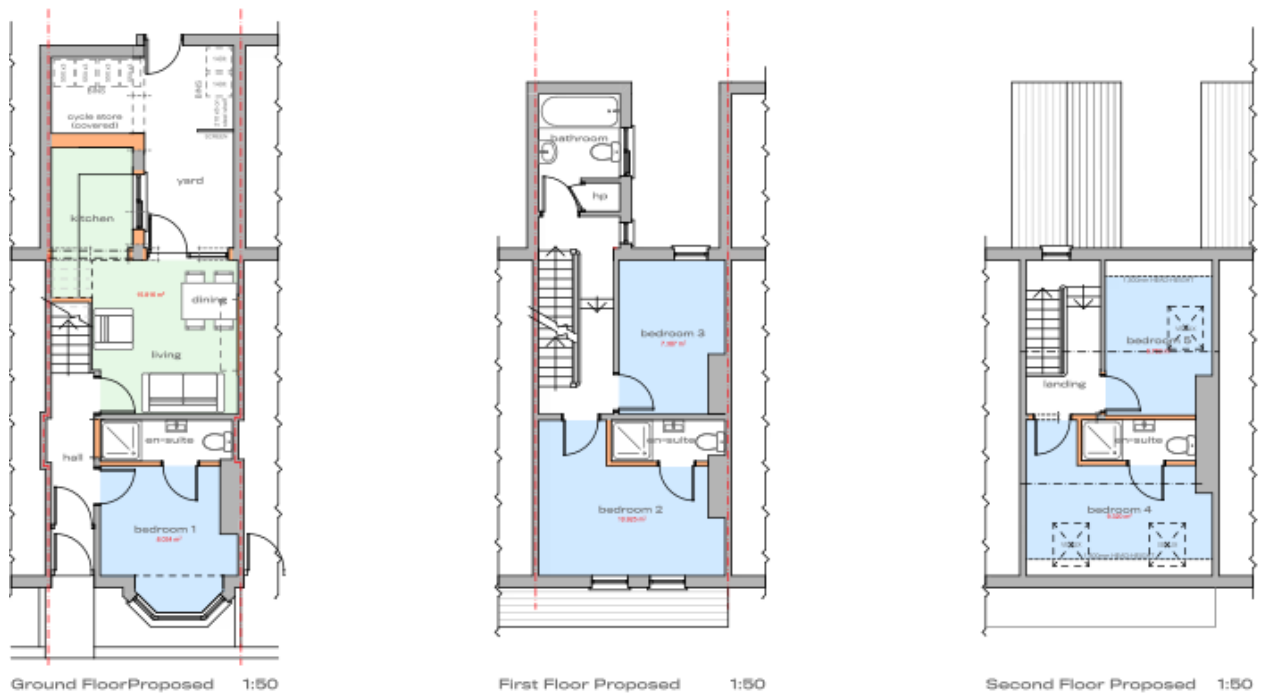


First Floor as Existing 1:50



Second Floor as Existing 1:50

Proposed Floor Plans



2.0	Characteristics of Site and Area
2.1	The application site is located at 29 Glencairn Street which is a residential street located off the Ballygomartin Road. The dwelling on the application site comprises a 2 storey mid-terrace property. The property features an amenity area to the front and an enclosed rear amenity space which leads to an alley. On-street parking is available along Glencairn Street. Glencairn Street and the surrounding area are predominantly residential in nature.
2.2	The site does not fall within any site-specific zonings in the BUAP or either version of BMAP. The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.
3.0	Description of Proposed Development
3.1	The application is seeking planning permission for change of use from a 3 bed dwelling (Class C1) to a 5-bed, 5-person HMO (sui generis).
4.0	Planning History
4.1	There is no relevant planning history for the site or in the area which would be relevant to the site or the proposal.
5.0	Planning Policy and Other Material Considerations
5.1	<p>Development Plan – Plan Strategy Belfast Local Development Plan: Plan Strategy 2035</p> <p>Strategic Policies Policy SP2 – Sustainable development</p> <p>Operational Policies Policy ENV1 – Environmental quality Policy HOU10 – Housing management areas (HMAs) Policy RD1 – New residential developments Policy TRAN8 – Car parking and servicing arrangements Policy OS3 – Ancillary open space</p>

	<p><i>Supplementary Planning Guidance</i> Residential Design Transportation Waste Infrastructure</p> <p><u><i>Development Plan – zoning, designation and proposal maps</i></u> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Belfast Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015</p> <p><i>Regional Planning Policy</i> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
6.0	Consultations and Representations
6.1	Non-Statutory Consultees
	N/A
6.2	Statutory Consultees
	<p>DFI Roads – no objection NIEA – standing advice – conditions and informatives. Shared Environmental Services – no objection subject to conditions NI Water – recommend refusal due to network capacity issues and recommend connections to the public sewerage system are curtailed.</p>
6.3	Representations
	<p>The application was neighbour notified and advertised in the local press. A total of 69 objections were received including representations from elected members Cllr Verner and Cllr McDowell. The main issues raised are set out below along with officers response.</p> <ol style="list-style-type: none"> 1. <u>Too many HMOs in the area</u> 2. <u>Already multiple existing HMOs on Glencairn Street.</u> <p>During the Council’s calculation of the HMO threshold in the area, no existing HMOs were identified on Glencairn Street within the database, there are no live enforcement cases with the Council for unlawful HMO properties on this street and no HMO licences have been granted for dwellings on this street. A full assessment of the applications compliance with HOU10 is within the main body of the assessment.</p> <ol style="list-style-type: none"> 3. <u>Application does not demonstrate compliance with 10% threshold.</u> <p>A full assessment of the proposal against Policy HOU 10 is set out within the main body of the report.</p> <ol style="list-style-type: none"> 4. <u>Family homes needed.</u> <p>The proposal meets the criteria for HMO development as set out in Policy HOU 10. The LDP permits a range of housing needs across the city of Belfast. The local development plan, plan strategy seeks to facilitate sustainable housing growth in response to changing housing needs and states that carefully managing the variety of housing types, sizes and tenures will help to meet the diverse needs of al the community. HMOs contribute to providing choice and assisting and meeting community needs. Controls on the number of</p>

HMOs allowed in any one street will ensure that the residential character of areas is protected.

5. Reduce house values.

This is not a material planning consideration.

6. Parking issues.

DFI Roads was consulted in relation to the proposal and are content with the findings of the Parking Survey and have offered no objection to the proposal.

7. Strain on local services.

No persuasive evidence has been provided to support the position that a HMO at this location would strain local services. Notwithstanding, the HMO is located within an area which has not exceeded the 10% threshold within the street. It is considered there are appropriate services within the area to serve the proposed HMO and that the proposal would have no greater impact than the existing residents of a family occupied dwelling at this location.

8. Increased noise.

The HMO licensing scheme is in place to regulate HMOs. An anti-social management plan will be required as part of the HMO licensing process which will appropriately deal with issues relating to noise and tenant behaviour should they arise.

9. Increased waste generation leads to risk of overflowing and vermin

The proposal would meet the necessary bin storage and waste management requirements for a 5 bedroom HMO as set out below.

10. Loss of residential amenity.

The proposal has been assessed against relevant residential policies which are discussed in the main body of the assessment.

11. Limitations should be places on occupancy and tenant numbers.

The description of the proposal includes tenant numbers which will be capped at 5 residents. A condition is proposed restrict maximum occupancy.

12. The house is not large enough to accommodate a HMO.

Each of the proposed rooms within the HMO meet the required space standards. This is discussed within the main body of the assessment.

13. Sloping roof for top floor rooms would be cramped.

These bedrooms have been appropriately assessed and meet the space standards required. This is discussed within the main body of the assessment.

14. Increased risk of anti-social behaviour.

An anti-social management plan will be required as part of the HMO licensing process which will appropriately deal with issues relating to anti-social behaviour should they arise.

	<p>15. <u>Sets precedent for more HMOs.</u></p> <p>Each application is considered on its own merits and any subsequent application will be subject to assessment under relevant planning policy including Policy HMO 10.</p> <p>16. <u>Neighbours were not appropriately notified preventing a full response.</u></p> <p>Six Neighbour notification letters were issued to the appropriate properties (Nos. 20, 22, 27, 31, Glencairn Street and 32 and 34 Rutherglen Street). Officers are satisfied that the neighbour notification process was carried out in accordance with the requirements of Article 8 (1(b)) of the Planning (General Development Procedure) Order Northern Ireland) 2015. The application was also advertised in the local press on 12th September 2025.</p> <p>17. <u>Water supply and sewage overrun.</u></p> <p>NI Water, NIEA: Water management unit and Shared Environmental Services have been consulted in relation to this proposal and their responses are set out within the main body of the report and a conditions is proposed requiring details of foul and surface water drainage to be submitted for approval.</p> <p>18. <u>Reduced emergency vehicle access.</u></p> <p>DFI Roads was consulted in relation to the proposal and have raised no concerns regarding access to the site by emergency vehicles.</p>
7.0	Planning Assessment
7.1	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.
7.2	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.
7.3	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.
7.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application which are set out in section 5.0 above.
7.5	Proposals Maps – 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, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), 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.

8.0	Key Issues
8.1	<p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the surrounding area. • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection
8.2	<p><u>The principle of an HMO at the location</u></p> <p>The application site falls outside a Housing Management Area. Housing Management Areas (HMAs) will be designated within the local policies plan, based on evidence available relating to concentrations for HMOs and flat conversions. In advance of the local policies plan, this will be applied to the HMO policy areas under designation HMO2 of the 'Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015'. The site is not located within a Housing Policy Area or development node as designated in the Belfast HMO Subject Plan 2015.</p>
8.3	<p>Policy HOU10 of the Plan Strategy is applicable and states that: <i>'Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street'.</i></p>
8.4	<p>The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p> <ol style="list-style-type: none"> 1. The number of HMOs recorded under the HMO Licensing scheme; and 2. The number of planning approvals for HMOs not yet licensed, with the total then divided by the total number of dwelling units within the street. If a street is longer than 600m, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.
8.5	<p>According to the LPS Pointer Address database there are a total number of 92 houses which fall within Glencairn Street, allowing for 9 HMOs. At the time of assessment there were 0 properties with existing HMO licenses and/or planning approval. The proposal is therefore within the 10% threshold and is acceptable in principle.</p>
8.6	<p>Each application is considered on its own merits and officers consider that this proposal is compliant with policy HOU10 for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.</p>
8.7	<p>Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. The assessment of the proposal against these policies is set out below.</p>

8.8

Impact on the character and appearance of the surrounding area

The proposed development includes partial demolition of the 2-storey rear return to increase the availability of yard space at the property. The proposed alterations will not result in any adverse impact to the character and appearance of the area.

Impact on residential amenity

8.9

Policy RD1 applies as set out above and states that '*planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:*

a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas - Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 & RD3. The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage.

b) Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance - Officers consider that the scheme will not give rise to any of the issues listed in criterion b. There will be no further overlooking, loss of light, overshadowing and dominance than that which already exists. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.

c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure - There is sufficient space for cycle parking in the rear yard. The site is a convenient walking and cycling distance of major centres of health care, employment, education, churches, community facilities and the city centre. The site is well served by public transport - bus services provide links between the area and the city centre. The nearest bus stop along Ballygomartin Road is approximately 150m from the front of the dwelling.

d) Provides appropriate open space - The existing rear amenity space is to be retained which is considered sufficient to serve the proposal. The site has good access to existing open space infrastructure with Woodvale Park located only 0.2 miles (4 minute walk) from the site to its entrance on the Ballygomartin Road.

e) Keeps hard surfacing to a minimum - No hard standing is proposed as part of this application.

f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C - The HMO complies with the space standards for HMOs as set out in Appendix C: Table C3 of the Local Development Plan. A 1-person bedroom should measure a minimum of 6.5m². All bedrooms proposed meet this standard and range from 6.7m² to 10.9m². Bedrooms 4 and 5 which are located on the 2nd floor meet the recommended floorspace standards when measured from the height of the sloping roof at 1.5m. The proposed kitchen/ living area measures 15.8m² which exceeds the recommended standard of 11.5m².

	<p><i>g) Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street - All bedrooms have safe and secure access from the front door of the dwelling.</i></p>
	<p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light - All habitable rooms in the dwelling have access to natural light.</i></p>
8.10	<p>The LDP Plan Strategy seeks to facilitate sustainable housing growth in response to changing housing needs. Carefully managing the variety of house types, sizes and tenures will help to meet the diverse needs of all the community. This supports wider LDP aims of shaping quality and sustainable residential development, providing a mix of housing that create more balanced communities, increasing density without town cramming. HMOs are regulated by the relevant Policy set out in the LDP plan Strategy and the proposal has been found to comply with the relevant policies. This HMO proposal comprises 5 bedrooms for the intended use of 5 persons and will also be subject to the licensing process which will determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is in an accessible location close to services and public transport. It is considered that the proposal would not undermine the availability of family housing in the area nor the availability to services to support the existing community.</p>
8.11	<p>As indicated above, the HMO will further require to be licensed with BCC which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.</p>
8.12	<p>The proposal is considered compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties or result in unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The proposal is considered to comply with Policy RD 1.</p>
8.13	<p>Policy RD3 is applicable and states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:</p> <ul style="list-style-type: none"> a) <i>Any units are self-contained</i> - This criterion is not applicable. b) <i>Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm</i> - Officers consider that this criterion is met (refer to section 8.18 – 8.25 below). c) <i>The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling</i> – This criterion is not applicable to this proposal as a HMO is not considered to be a sub-division. d) <i>Conversions above commercial premises do not prejudice the commercial functions of the business</i> - This criterion is not applicable to this proposal.
8.14	<p>Taking account the nature of the proposal and the criteria set out above the proposal is considered to comply with Policy RD3.</p>
	<p><u>Traffic, Parking and Access</u></p>
8.15	<p>Officers acknowledge the objections to parking and whilst the various policy requirements of HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy. Policy TRAN8 – Car parking and servicing arrangements states that, <i>'Development proposals will be required to provide adequate</i></p>

	<p><i>provision for car parking and appropriate servicing arrangements</i>'. Existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.</p>
8.16	<p>A parking survey was provided demonstrating that adequate parking is available within walking distance of the site on Glencairn Street, Glencairn Crescent and Rutherglen Street to serve the proposal and concludes that the scheme will not be detrimental to on-street parking in the prevailing area.</p>
8.17	<p>The parking survey demonstrates that adequate parking is available to serve the proposal which is considered to meet Policy TRAN8. DfI Roads has considered the Parking Survey submitted under this application and has confirmed there is sufficient parking within the vicinity of the proposal. Furthermore, the site is in a sustainable location with regular bus services operating in proximity and accessible to services and amenities in the local and wider area.</p>
	<p><u>Waste and refuse collection</u></p>
8.18	<p>Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.</p>
8.19	<p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI set out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 5 bed HMO this would equate to the typical production of 560L of waste per week. The total waste production is broken down into the following types of waste:</p> <ol style="list-style-type: none"> 1. 35% general waste (collected fortnightly), 2. 55% recycling and 3. 10% food waste (both 2. and 3. collected weekly).
8.20	<p>The following bins would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI.</p> <ol style="list-style-type: none"> 1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste. 2. Recycling – 2 x recycling packs (3 x 55L) – collected weekly. 3. Food waste – 3 x food bins (4 x 23L) – collected weekly.
8.21	<p>The SPG advises that applicants must provide a layout of the waste storage area demonstrating that all of the required bins can be accommodated in a way that:</p> <ul style="list-style-type: none"> • users can easily deposit any type of waste into the corresponding bins without moving them around; and • bins can be easily removed for collection.
8.22	<p>Taking account of the guidance set out in the Waste SPG a total of 8 of bins would be required to serve the proposed HMO which according to the SPG would equate to an area of 2.0 x 2.4 (4.86sqm) for 4 bins and an overall total area of 9.6 for 8 bins.</p>
8.23	<p>The applicant has provided a plan which demonstrates that there is adequate provision for bin storage and that the bins can be easily accessed, whilst retaining an adequate amount of residential amenity space. A condition is recommended to ensure bin storage is provided within the curtilage of the property.</p>

8.24	<p>The rear amenity space will measure 11.4sqm after the alterations to the existing rear return. The provision of the minimum storage area for the bins required would leave approximately 1.8 sqm remaining for amenity provision. The rear yard space is similar to other terraced properties along Glencairn Street. In the recent appeal decision under reference 2024/A0045 (Ponsonby Avenue), the Commissioner found that the amenity space for the terraced dwelling (similar to the application site) provided '<i>restricted private amenity space, which is of limited 'socialising and gardening' value</i>' and considered that the increase in bin provision for the HMO would not alter that. Furthermore, the Commissioner gave weight to the proximity of open space facilities to the site. In this case there are a number of areas of open space in close proximity including Woodvale Park (8 minutes walking distance) and open space at Forthriver Road. It is considered that the proximity of open space facilities would offset the level of private amenity space.</p>
8.25	<p>Taking account of the above material considerations the provision of amenity space is considered acceptable given the local context and the proximity to open space facilities.</p> <p><u>Other issues</u></p>
8.26	<p><u>Drainage</u></p> <p>NI Water has advised it has network capacity concerns within this area and recommended refusal of the application at this time. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
8.27	<p>Shared Environmental Services was consulted and have carried out an Appropriate Assessment in accordance with the Regulations. Belfast City Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 05/01/2026. This found that the project would not have an adverse effect on the integrity of any European site. In accordance with the recommendations from SES a condition is proposed to ensure that details of foul and surface water drainage, including a programme for implementation of these works, are submitted to and approved by the Council prior to commencement of the use as a HMO.</p>
9.0	<p>Recommendation</p>
9.1	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted.</p>
9.2	<p>It is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.</p>
10.0	<p>Draft Conditions</p>
10.1	<p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>

10.2	<p>Prior to commencement of the use hereby approved details of foul and surface water drainage, including a programme for implementation of these works, shall be submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>
10.3	<p>The development shall not be occupied until the refuse and recycling storage area have been provided within the rear yard of the property in accordance with the approved plans and shall be retained and managed at all times.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.</p>
10.4	<p>The HMO hereby permitted may not be occupied by more than 5 persons. The owners will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with.</p> <p>Reason: In the interest of residential amenity.</p>