

# Development Management Report

<b>Summary</b>	
<b>Committee Date:</b> 16 <sup>th</sup> June 2026	
<b>Application ID:</b> LA04/2026/0021/F & LA04/2026/0022/LBC	
<b>Proposal:</b> Conversion of former convent to 28no. apartments (1, 2 & 3 bed) involving internal and external refurbishment/retention and re-configuration. Provision of ground floor extension with partial demolition and provision of new stairwell and lift. Provision of dormers, rooflights and extension to first, second floor and attic levels regarding new stairwell and lift. External layout reconfigurations to include construction of new access from Ormeau Road, amended parking layout, provision of cycle parking, bin stores, landscaping, substation and associated works.	<b>Location:</b> Former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road Belfast BT7 3GS
<b>Referral Route:</b> Application for more than 12 units with representations received contrary to officer recommendation	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Alskea 16a Crosscavanagh Road Dungannon BT70 3BJ	<b>Agent Name and Address:</b> Clyde Shanks Ltd 2nd Floor 7 Exchange Place Belfast BT1 2NA
<b>Date Valid:</b> 22/01/2026	
<b>Target Date:</b> 07/05/26	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  This application relates to the former Good Shepherd Centre at Nos. 511 and 511a Ormeau Road. The application seeks full planning permission and Listed Building Consent for the conversion and extension of the former convent to 28no. apartments (1, 2 & 3 bed), new access from Ormeau Road, amended parking layout and other associated works.  The key issues for consideration of the application are set out below. <ul style="list-style-type: none"> <li>• Principle of housing in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Impact on heritage assets</li> <li>• Climate change</li> </ul>	

- Residential quality and impact on amenity
- Open space
- Access and transport
- Health impacts
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Natural heritage

The site is within the settlement limits and un-zoned “white land” within the most recent version of draft Belfast Metropolitan Area Plan 2015 (v2014). The site is designated within the Rosetta Area of Townscape Character (ATC).

The site is considered a suitable location for residential use; the proposal would make effective use of previously developed land in an accessible and sustainable location and support the long-term use of a Listed asset.

The height, scale and massing of the proposal are unaltered by the proposal, other than a ground floor extension, safeguarding the existing historic and architectural features.

The proposal would provide dedicated parking within the boundary of the site which is on an acceptable level (43 spaces for 28 residential units). Delegated authority is sought to resolve the provision of dedicated disabled parking spaces.

The application proposes the delivery of 28 private apartments with no affordable housing or green travel measures proposed. The applicant has submitted a Viability Assessment, which has been independently appraised, and concludes that the proposal is unviable with the inclusion of affordable housing or provision of green travel measures.

DAERA, DfC HED, DfI Roads, DfI Rivers, Shared Environmental Services, BCC Environmental Health, internal conservation advice and Tree Officer offer no objection. NI Water initially objected on grounds of insufficient capacity, but following further reports the issues of concern were resolved and NI Water has withdrawn its objection, recommending conditions. DAERA NIEA's further consultation response is outstanding.

There have been five third-party objections and comments received, expressing concerns about the impact on trees/wildlife, traffic generation, outdoor amenity space/balconies providing overlooking and impact on water infrastructure. These issues are dealt with in the main report.

### **Recommendation**

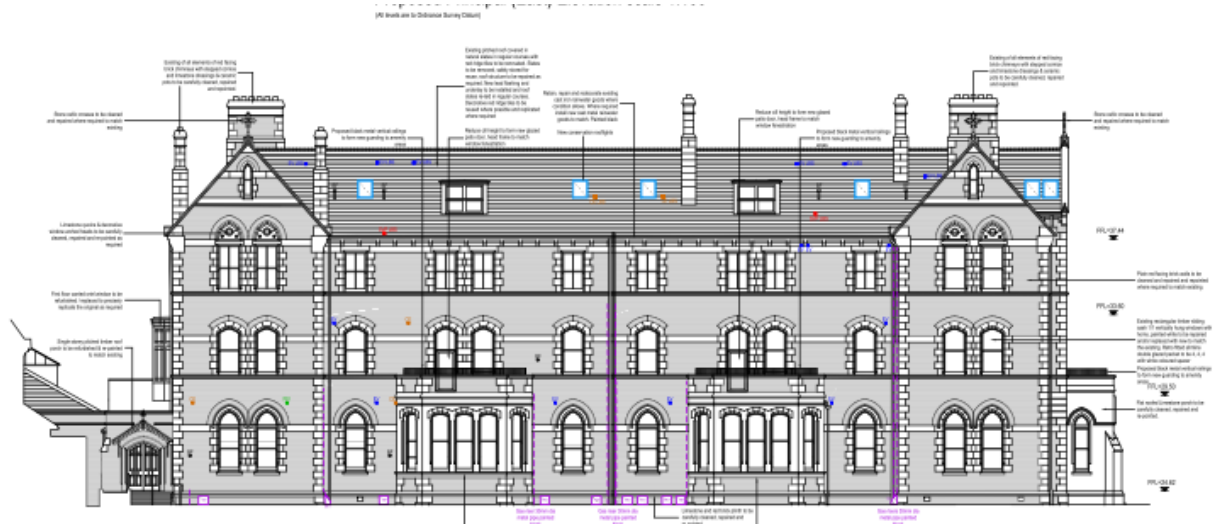
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, resolve the provision of dedicated disabled parking spaces and outstanding consultation from DAERA NIEA NED, and deal with any other issues that arise, provided that they are not substantive.





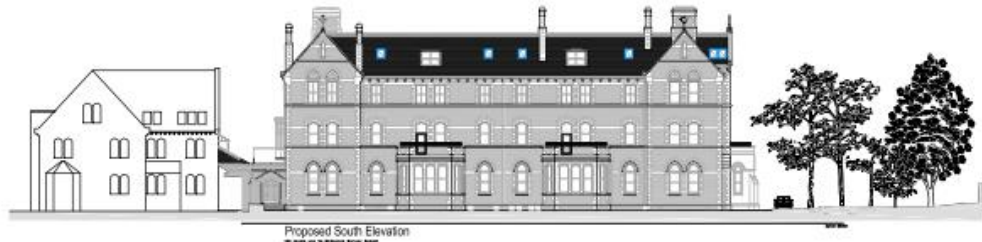
## Proposed Side Elevation (south):



## Proposed Side Elevation (north):



**Contextual Elevations:**



1.0	<b>CHARACTERISTICS OF THE SITE AND AREA</b>
1.1	The site is a vacant former convent building of four storeys including dormer loft; it is finished in red facing brick with stonework detailing including quoins, window fenestration and string courses. The site is enclosed by a stonework boundary wall enclosing a mature garden area with significant tree planting and car park.
1.2	The building has listed status due to age and significant local importance. The site is within the Rosetta Area of Townscape Character (ATC).
1.3	The surrounding area is dominated by residential use with traditional two-storey housing along Carolan Road (south) and neighbouring older building of similar age and building style to the site which have been converted to apartment use (east & west). To the south of the site is the neighbouring Good Shepherd Church.

1.4	<p><b>DESCRIPTION OF PROPOSED DEVELOPMENT</b></p> <p>Full planning permission and Listed Building Consent are sought for the conversion of the former convent to 28no. apartments (1, 2 &amp; 3 bedrooms) involving internal and external refurbishment/retention and re-configuration. Provision of ground floor extension with partial demolition and provision of new stairwell and lift. Provision of dormers, rooflights and extension to first, second floor and attic levels regarding new stairwell and lift. External layout reconfigurations to include construction of new access from Ormeau Road, amended parking layout, provision of cycle parking, bin stores, landscaping, substation and associated works.</p>
2.0	<p><b>PLANNING HISTORY</b></p> <p>2.1 <b>LA04/2020/1901/F &amp; 1899/LBC:</b> Internal refurbishment works to existing listed building and retention and reconfiguration of existing office and ancillary floorspace across ground, first &amp; second floors; Provision of ground floor extension with internal mezzanine floor; Partial demolition and reconstruction to third floor (attic) to provide new stairwell and lifts; External alterations to existing building including provision of dormers and rooflights; External layout reconfigurations to include construction of new access from Ormeau Road, amended parking layout, provision of cycle parking, bin store, substation and associated works. Approved in December 2023.</p> <p>2.2 <b>LA04/2021/2527/LDE:</b> Mixed Use of the Property comprising office (Class B1) on ground and first floor; and artists' studios (Class D1) on part of the second floor (up to 169 sqm), as shown on Drawing No. 02 uploaded to the planning portal on 18th November 2021. No use identified for the third-floor attic. Approved in April 2022.</p>
3.0	<p><b>PLANNING POLICY</b></p> <p>3.1 <b>Development Plan – Plan Strategy</b></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  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 HOU1 – Accommodating new homes  Policy HOU2 – Windfall housing  Policy HOU4 – Density of residential development  Policy HOU5 – Affordable housing  Policy HOU6 – Housing Mix</p>

Policy HOU7 – Adaptable and accessible accommodation  
Policy DES1 – Principles of urban design  
Policy RD1 – New residential developments  
Policy BH1 – Listed Buildings  
Policy BH4 – Works to grounds affecting listed buildings  
Policy HC1 – Promoting healthy communities  
Policy TRAN1 – Active travel – walking and cycling  
Policy TRAN2 – 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 OS3 - Ancillary open space  
Policy TRE1 – Trees  
Policy NH1 – Protection of natural heritage resources

Supplementary Planning Guidance

Affordable Housing and Housing Mix  
Residential Design  
Placemaking and Urban Design  
Sustainable Urban Drainage Systems  
Transportation  
Development Viability

**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)

**Regional Planning Policy**

Regional Development Strategy 2035 (RDS)  
Strategic Planning Policy Statement for Northern Ireland (SPPS)

**Other Material Considerations**

Developer Contribution Framework (2020)  
Creating Places (published by former Department of Environment)

4.0	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – concerns regarding travel plan, conditions supplied to matters outside of travel plan.</p> <p><b>DfC HED</b> – no objection subject to conditions.</p> <p><b>DAERA NIEA</b> – waiting final response to ecology report.</p> <p><b>NI Water</b> – no objection, following additional reports.</p>
	<u>Non-Statutory Consultees</u>
4.2	<p><b>Planning Service Internal Conservation Advice</b> – no objection, proposal has minimal impact on ATC.</p> <p><b>Environmental Health</b> – no objection subject to conditions.</p> <p><b>BCC Tree Officer</b> – no objection with conditions.</p> <p><b>Shared Environmental Services (SES)</b> – response no longer relevant given NI Water has removed its objection.</p>
	<u>Representations</u>
4.3	The application has been advertised in the newspaper and neighbours notified.
4.4	<p>There has been five third-party objections and comments received, expressing concerns about the following:</p> <ul style="list-style-type: none"> <li>• impact on trees/wildlife</li> <li>• traffic generation</li> <li>• outdoor amenity space/overlooking</li> <li>• impact on water infrastructure.</li> </ul>
4.5	These issues are addressed within the main assessment below.

5.0	<p><b>PLANNING ASSESSMENT</b></p> <p><b><u>Summary of Main Issues</u></b></p>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of housing in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Public realm</li> <li>• Impact on the heritage assets</li> <li>• Climate change</li> <li>• Residential quality and impact on amenity</li> <li>• Open space</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Natural heritage</li> </ul> <p><b><u>Development Plan Context</u></b></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 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><b><u>Operational Polices</u></b></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above.</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, 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	<b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land”.
5.8	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is un-zoned “white land” and designated within the Rosetta Area of Townscape Character (ATC)
5.9	<b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is un-zoned “white land” and designated within the Rosetta Area of Townscape Character (ATC)
	<u><b>Principle of housing in this location</b></u>
5.10	Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 requires windfall housing to be delivered on previously developed land, which the application site is. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below. <ul style="list-style-type: none"> <li>a. <b>The site is suitable for housing</b> – the site is a sustainable location within the City and considered suitable in principle for housing.</li> <li>b. <b>The location is accessible and convenient to public transport and walking cycle infrastructure</b> – the site is located on the Ormeau Road and is highly accessible to shops, services, amenities and public transport.</li> <li>c. <b>Provision is made for any additional infrastructure required as a result of the development</b> – suitable infrastructure is generally in place.</li> </ul>
5.11	The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.
	<u><b>Housing density</b></u>
5.12	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
5.13	The proposal is for conversion and extension of a former convent use apartments. The site is situated on city corridor route therefore the policy seeks a density of 50 to 150 units per hectare. The site area is 0.5 ha and therefore there is an expectation of 25 to 75 to be compliant with policy. The proposal will provide 28 units at a density of 56 units per hectare, which is just within the density guidelines. Whilst at the lower end of the density band, this is acceptable given the constraints of the Listed Building.
5.14	The proposal is compliant with Policy HOU6.

	<b><u>Affordable housing</u></b>
5.15	<p>Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.</p> <p><i>Background:</i></p>
5.16	<p>No affordable housing is proposed as part of the development as the applicant states that this would make the scheme financially unviable. To support this position, the applicant has submitted a full Viability Assessment. This has been subject to independent appraisal by Naylor Devlin (ND) acting on behalf of the Council. ND issued its independent report in May 2026. The independent report concludes that the scheme is unviable, and even with the payment of a Financial Developer Contribution in lieu of on-site affordable housing provision.</p> <p><i>Assessment:</i></p>
5.17	<p>Policy HOU5 requires the scheme to provide 6 affordable housing units as part of the proposed development.</p>
5.18	<p>However, Policy HOU5 states that: <i>‘Where it can be demonstrated that it is not sustainable or viable for a proposed development to meet the requirements of this policy in full, the council will consider suitable alternatives on a case-by-case basis.’</i></p>
5.19	<p>The amplification text of Policy HOU5 at paragraph 7.1.36 further clarifies that: <i>‘It is recognised that there may be occasions where a particular housing site in Belfast might not be able to meet the affordable housing demands in full, so flexibility has been built into the policy to ensure that viability can be taken into account on a case-by-case basis. Where a developer is able to demonstrate, through evidence provided in accordance with agreed assessment approaches to viability testing, that the development is unviable if affordable housing obligations are met in full, alternative approaches will be considered. This could include varying the mix of affordable housing units, the provision of affordable housing on a suitable alternative site within the local area or, in exceptional circumstances, a reduction in the proportion of affordable housing in lieu of a financial contribution to an affordable housing development elsewhere in the district.’</i></p>
5.20	<p>The applicant’s Viability Assessment assesses the viability of the proposal in the following scenarios and with sensitivity testing:</p> <ul style="list-style-type: none"> <li>• As a fully private scheme</li> <li>• 20% affordable housing provision (6 units)</li> <li>• 15% (5 units), 10% (3 units) and 5% (2 units)</li> </ul>
5.21	<p>The Viability Assessment indicates that the developer’s profit as a fully private scheme would be 7.38% Gross Development Value (GDV), which would be well below the assumed 15% profit as set out in the Development Viability SPG. The Viability Assessment indicates that the inclusion of 20% affordable Housing would yield a gross profit of only 4.66% GDV, with 5% affordable housing at 7.19%.</p>
5.22	<p>As stated, the applicant’s Viability Assessment was subject to independent appraisal by ND on behalf of the Council. ND produced an independent report, concluding that in its view the residual land value would be significantly less than forecast either by the applicant in its Viability Assessment or the Council’s assumptions set out in the</p>

5.23	<p>Development Viability SPG. Officers accept that a scheme with affordable housing is unviable.</p> <p>The Affordable Housing and Housing Mix SPG provides further guidance on alternatives to a fully compliant scheme, and these are considered below:</p> <ol style="list-style-type: none"> <li>1. A deference in the timing of affordable housing requirements pertaining to the site (i.e. a phasing option);</li> <li>2. A variation in the required mix of tenure, size or type of affordable units on the site, in accordance with the hierarchy of products outlined above;</li> <li>3. A reduction in affordable units on the site;</li> <li>4. Provision of the affordable housing units on an alternative site within the same local housing area; or</li> <li>5. Commuted sum, equivalent to cost of constructing affordable unit(s) on site.</li> <li>6. The maximum viable financial contribution in lieu of affordable provision.</li> </ol> <p><i>Deferred Timing/Phasing:</i></p>
5.24	<p>The proposed scheme is not designed to be delivered in phases, nor would this make the scheme viable in this case.</p> <p><i>A variation in the required mix of tenure, size or type of affordable units:</i></p>
5.25	<p>The potential for the scheme to deliver intermediate housing was considered. However, the higher sales value in this area ruled out this option as it would exceed the co-ownership ceiling value of £210k for all but one of the apartments. The applicant's viability consultant advises that changing the tenure to social housing would render the scheme even more unviable.</p> <p><i>A reduction in affordable units on the site:</i></p>
5.26	<p>As stated, the scheme falls well below the assumed 15% GDV for a fully private scheme (7,38%) for a total private scheme. The provision of a reduced number of affordable units has been modelled by the applicant in the Viability Assessment and would further reduce profit, making the scheme less viable.</p> <p><i>Provision of the affordable housing units on an alternative site within the same local housing area;</i></p>
5.27	<p>The applicant has not proposed provision of affordable housing on an alternative site and it is unclear whether they have alternative available land. In any event, this process would delay consideration of the application significantly with a key benefit of the proposal being to secure the long-term future use of the Listed Building. It is understood that the applicant intends to implement the scheme immediately on the grant of planning permission.</p> <p><i>Commutated sum, equivalent to cost of constructing affordable unit(s) on site:</i></p>
5.28	<p>Given the negative residual land value advised by ND, a commuted sum would not be a viable alternative.</p> <p><i>The maximum viable financial contribution in lieu of affordable provision:</i></p>
5.29	<p>Similarly, as stated above, this approach would not be viable.</p>

5.30	<p>The Development Viability SPG provides further guidance where the Council accepts that a development proposal will be unviable if full policy compliance and/or planning obligations/contributions are sought. The following options will be considered in order:</p> <ol style="list-style-type: none"> <li>1. <b>Deferred timing or phasing:</b> A delay in the timing or phasing the delivery of a particular requirement may enable a proposed development to remain viable.</li> <li>2. <b>Reduced level of obligations and/or contributions:</b> Where the above option is not sufficient to secure the viability of a proposed development, then a reduction in the level of requirement may be considered. There may be potential to do this for some policy requirements that have flexibility. Any reduction would be limited to the minimum necessary for the scheme to remain viable. The Council may consider building in a review mechanism as part of a Section 76 planning agreement to reassess the viability of the scheme at a set point in the future. Further detail on potential alternative solutions to policy requirements is outlined in the relevant SPG.</li> <li>3. <b>Waiving of requirements:</b> Only in exceptional circumstances will the removal of requirements and/or obligations be considered, as a very last resort. The nature of the proposed development may also be taken into account, where the Council take into account the other social, community, economic or environmental benefits that would be realised in granting permission for the scheme, i.e. the planning gain arising.</li> </ol>
5.31	<p>As stated, deferring the timing of the affordable housing contribution would not result in the scheme being viable and the scheme is not designed to be phased. A reduced obligations scheme would also not make the proposal viable for the reasons stated.</p>
5.32	<p>In terms of waiving of the requirements, the proposal would provide a high-quality residential scheme that would make effective use of land with the provision of new housing in a sustainable location complying with Policy HOU2. Importantly, the proposal would secure the reuse of a listed building ensuring its long-term survival as an asset to the character of the area and in line with Policies BH1 and BH4.</p>
5.33	<p>The applicant has demonstrated through their viability information that an affordable housing contribution would not be viable. Having regard to these factors, the waiving of requirements is deemed acceptable in the planning balance in this particular case.</p>
5.34	<p>A viability review mechanism would normally be secured through a Section 76 planning agreement to assess whether any changes to economic conditions prior to commencement of development would enable an element of affordable housing to be provided. The drafting of a planning agreement would delay the application process. It is understood that the developer is keen to implement the planning permission and has agreed to an alternative approach with a reduction to the standard time condition for implementation from 5 years to just 18 months. This is considered a reasonable approach, particularly bearing in mind the desirability of realising the conversion and long-term future use of the Listed Building. Officers are also mindful that a previous planning application by Choice Housing for use of the building as its HQ offices was never implemented and there is a new opportunity to convert the Listed Building to a new use that would secure its long-term future.</p>
5.35	<p>Accepting that Policy HOU5 is not met, it is considered that the viability of the scheme as well as its benefits outweigh the non-provision of affordable housing in the planning balance.</p>

**Housing mix**

5.36 Policy HOU6 applies. It requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of:

- a. Up to date analysis of prevailing housing need in the area;
- b. The location and size of the site;
- c. Specific characteristics of the development; and
- d. The creation of balanced and sustainable communities.

5.37 The requirement for a mix of house types will not apply to single apartment developments such as the proposal. In such cases, the housing mix will be considered acceptable through greater variety in the size of units.

5.38 The proposed housing mix is shown in the table below.

<b>Accommodation type</b>	<b>Number of units</b>	<b>% units</b>
<b>1 bedroom apartments</b>	4	15%
<b>2 bedroom apartments</b>	17	60%
<b>3 bedroom apartment</b>	7	25
<b>Total</b>	<b>28</b>	<b>100%</b>

5.39 As can be seen, the proposal consists of smaller one, two and three bed units. The proposal is in line with the SPG which suggests that provision of some larger apartments such as 3 and 4-bedroom apartments should be encouraged to meet the requirement for increased size, whilst promoting choice and facilitating the creation of sustainable and balance neighbourhoods. Officers consider the proposal satisfies the requirements of Policy HOU6.

**Adaptable and accessible accommodation**

5.40 Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g. to o.) which these units must meet. The applicant has provided evidence, in the form of floor plans and site layout plans to demonstrate that the proposal meets the requirements of a to f of the policy.

5.41 The proposal does not include 10% wheelchair units as required policy criteria g. The applicant has stated that to achieve wheelchair accessibility would require additional intervention and alterations to the fabric of the listed building. Within the justification and amplification of the policy at paragraph 7.1.51 exceptional circumstances are allowed for of which the conversion and retrofitting of historic buildings for apartments is one. It is stated that policy standards to be applied flexibly to prevent harm to the historic fabric of the building. Where this is the case, a balance is to be achieve having regard to all other material considerations. Officers, taking a balance consideration of the policy

	<p>requirement and the need to protect the listed building agree to the non-provision of wheelchair accessible apartments.</p>
5.42	<p>The policy stipulates that in-curtilage or designated car parking meets disabled parking standards. Criterion i. states that pathways should be wide enough to accommodate a wheelchair and have a firm surface of gently sloping surface. No dedicated disabled parking spaces are shown in the original plans and delegated authority is sought to resolve this issue. All surfaces are level or gently sloping. Subject to resolution of disabled parking, the proposal is considered acceptable having regard to Policy HOU7.</p>
	<p><b><u>Design and placemaking</u></b></p>
5.43	<p>The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1 and RD1 of the Plan Strategy. Policies SP5 and 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.</p> <p><i>Scale, height and massing:</i></p>
5.44	<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>
5.45	<p>The proposal makes use of an existing building with the addition of an extension and dormer windows. The building is listed therefore there is restrictions to the level of intervention to the existing built form. The design, as proposed, has been assessed by historic architects at HED and found to be acceptable i.e. no significant alteration to the building or the grounds surrounding. Given that there are no significant alterations the building will retain the contribution it makes to the wider character of the area. The design of the proposed externa alterations and ground floor extension is considered to be acceptable.</p>
5.46	<p>The proposal would result in changes to the enclosed grounds of the site. This area will provide outdoor amenity space, car parking spaces as well as bin and cycle storage. Follow negotiations, the circulating road within the site has been reduced to ensure a higher percentage of green space was provided with additional planting. The proposal also requires the closing of the gateway onto Carolan Road with the area behind the gates to be returned to soft landscaping.</p>
5.47	<p>The proposal would result in additional car parking provision within the site; the applicant engaged with the Council's Tree Officer to ensure that impact on trees and soft landscaping features would be kept to a minimum. Two bin storage areas are proposed, one storage area will be to the western boundary, on land that is currently hardstanding. The second storage area is to be located on the edge of the green open space fronting onto the internal service road. The design of the storage areas is to be reflective of the existing building and will be constructed in red brick with a flat roof. It is also proposed to locate covered cycle storage areas; these will be adjacent to the side entrance of the building and will be of a modern glass and chrome design.</p>

5.48	<p>Officers consider the proposal will maintain the existing character with no significant detriment to the area. The proposal is considered to accord with Policy DES1 and relevant provisions of the SPPS.</p> <p><b><u>Impact on neighbouring amenity</u></b></p>
5.49	<p>The proposal is for a change of use from a form former convent/office to residential use. The proposal therefore is a significant change and has implications regarding potential to impact on neighbouring amenity. Given it is the reuse of an existing building there is no significant change regarding dominance or over shadowing of neighbouring properties. The main issue is related to overlooking; it is the opinion of officers that proposal will not generate significant overlooking due to window orientation and separation distance. The south facing windows, toward Carolan Road and those to the east towards the Ormeau Road are separated in excess of 50m from neighbouring properties the recommended distance, depending on topography is 20 to 30m separation. The proposal is considered compliant with Policy RD2 and relevant provisions of the SPPS.</p> <p><b><u>Impact on the heritage assets</u></b></p>
5.50	<p>Policy BH1 referring to change of use of a Listed Building states that planning permission will be granted where the change of use will secure the upkeep and survival of the building and character/architectural interest of the building preserved or enhanced. The policy further advises that where the building is to be altered or extended the works are required to preserve, restore and compliment the building's architectural/historic importance to ensure the building remains intact and unimpaired. The design of any intervention should be subservient employ sympathetic materials that respect the essential character of the building and setting.</p>
5.51	<p>In line with s91 of the Planning Act NI 2011 the Council must have special regard to the desirability of preserving the building or its setting. The Council consulted with DfC Historic Environment Division (HED). Following consideration and some minor alterations HED advises that the proposal is acceptable subject to conditions.</p>
5.52	<p>Officers are content that the proposal would not adversely affect the architectural integrity of the Listed Buildings and is compliant with Policy BH1 and SPPS.</p>
5.53	<p>Likewise, officers are also content that the proposal will not significantly impact on the setting of the Listed Building, alterations to the existing site layout will improve parking and movement within the site. HED is satisfied that the proposal is compliant with policy BH4 – works to grounds affecting built heritage assets.</p> <p><b><u>Climate change</u></b></p>
5.54	<p>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. 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.</p>

5.55	The applicant has provided details on the various sustainable design features which will be incorporated in the development. Given the building and setting is listed there is limited scope to the provision of climate change measures. The proposal would see the reuse of an existing building; high efficiency gas boiler to be installed the spoil from the limited demolition will be used for hardcore.																																																																																							
5.56	It is proposed to incorporate resin bound gravel hard surfacing which is a permeable material allowing surface water to soak away also to be employed permeable brick paving within the car parking bays again allowing surface water to soak away. Given this and retention of large areas of green open space, the approach to SuDS is considered acceptable.																																																																																							
5.57	In these regards, the proposal is considered acceptable having regard to Policies ENV2, ENV3 and ENV5 and relevant provisions of the SPPS.																																																																																							
	<b><u>Residential quality</u></b>																																																																																							
5.58	<p><i>Creating Places</i> advocates external amenity space for apartments of between 10 and 30 sqm per residential unit. The proposal for 28 apartments has a green open area of approximately 1,900sqm, which is equivalent of approximately 67sqm per apartment. Officers are of the opinion that open space provision is acceptable.</p> <p><i>Space Standards:</i></p>																																																																																							
5.59	<p>The proposal comprises a mix of one, two and three-bedroom apartments, with the space standards set out in the table below. The proposed units are in accordance with the minimum space standards as set out in Appendix C of the Plan Strategy.</p> <table border="1" data-bbox="343 1120 1045 2018"> <thead> <tr> <th>Apartment Number</th> <th>Number of Bedrooms &amp; Occupancy</th> <th>Floor Area for each unit</th> </tr> </thead> <tbody> <tr><td>1</td><td>1 bed 2 person</td><td>53 sqm</td></tr> <tr><td>2</td><td>2 bed 4 person</td><td>134 sqm</td></tr> <tr><td>3</td><td>2 bed 4 person</td><td>137 sqm</td></tr> <tr><td>4</td><td>2 bed 4 person</td><td>135 sqm</td></tr> <tr><td>5</td><td>2 bed 4 person</td><td>114 sqm</td></tr> <tr><td>6</td><td>2 bed 4 person</td><td>102 sqm</td></tr> <tr><td>7</td><td>1 bed 2 person</td><td>58 sqm</td></tr> <tr><td>8</td><td>1 bed 2 person</td><td>44 sqm</td></tr> <tr><td>9</td><td>2 bed 4 person</td><td>86 sqm</td></tr> <tr><td>10</td><td>2 bed 4 person</td><td>76 sqm</td></tr> <tr><td>11</td><td>2 bed 4 person</td><td>101 sqm</td></tr> <tr><td>12</td><td>2 bed 4 person</td><td>76 sqm</td></tr> <tr><td>13</td><td>2 bed 4 person</td><td>80 sqm</td></tr> <tr><td>14</td><td>2 bed 4 person</td><td>85 sqm</td></tr> <tr><td>15</td><td>2 bed 4 person</td><td>78 sqm</td></tr> <tr><td>16</td><td>2 bed 3 person</td><td>81 sqm</td></tr> <tr><td>17</td><td>2 bed 4 person</td><td>77 sqm</td></tr> <tr><td>18</td><td>1 bed 2 person</td><td>57 sqm</td></tr> <tr><td>19</td><td>2 bed 4 person</td><td>93 sqm</td></tr> <tr><td>20</td><td>3 bed 6 person</td><td>121 sqm</td></tr> <tr><td>21</td><td>3 bed 6 person</td><td>121 sqm</td></tr> <tr><td>22</td><td>2 bed 4 person</td><td>74 sqm</td></tr> <tr><td>23</td><td>2 bed 3 person</td><td>78 sqm</td></tr> <tr><td>24</td><td>3 bed 5 person</td><td>127 sqm</td></tr> <tr><td>25</td><td>3 bed 5 person</td><td>115 sqm</td></tr> <tr><td>26</td><td>3 bed 5 person</td><td>102 sqm</td></tr> <tr><td>27</td><td>3 bed 6 person</td><td>128 sqm</td></tr> <tr><td>28</td><td>3 bed 6 person</td><td>145 sqm</td></tr> </tbody> </table>	Apartment Number	Number of Bedrooms & Occupancy	Floor Area for each unit	1	1 bed 2 person	53 sqm	2	2 bed 4 person	134 sqm	3	2 bed 4 person	137 sqm	4	2 bed 4 person	135 sqm	5	2 bed 4 person	114 sqm	6	2 bed 4 person	102 sqm	7	1 bed 2 person	58 sqm	8	1 bed 2 person	44 sqm	9	2 bed 4 person	86 sqm	10	2 bed 4 person	76 sqm	11	2 bed 4 person	101 sqm	12	2 bed 4 person	76 sqm	13	2 bed 4 person	80 sqm	14	2 bed 4 person	85 sqm	15	2 bed 4 person	78 sqm	16	2 bed 3 person	81 sqm	17	2 bed 4 person	77 sqm	18	1 bed 2 person	57 sqm	19	2 bed 4 person	93 sqm	20	3 bed 6 person	121 sqm	21	3 bed 6 person	121 sqm	22	2 bed 4 person	74 sqm	23	2 bed 3 person	78 sqm	24	3 bed 5 person	127 sqm	25	3 bed 5 person	115 sqm	26	3 bed 5 person	102 sqm	27	3 bed 6 person	128 sqm	28	3 bed 6 person	145 sqm
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	<p><b><u>Open space</u></b></p>
5.60	<p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.</p>
5.61	<p>Furthermore, planning permission will only be granted for proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.</p>
5.62	<p>The site is approximately 5,700sqm of which 4,000sqm is open space of green area (approximately 70%), compliant with Policy OS3.</p>
	<p><b><u>Access and transport</u></b></p>
5.63	<p>The site is a highly accessible location on a main city corridor route. It is within short walking and cycling distance to shops, services, leisure and employment opportunities. The site has very good public transport links through access to buses on the Ormeau and Ravenhill Roads. Provision is made for sheltered and secure cycle parking within the ground floor. The proposal accords with Policy TRAN1.</p>
5.64	<p>A green Travel Plan has been provided but it does not incorporate specific measures such as provision of Travel Cards, Belfast Bikes and car club membership requested by DfI Roads. However, for the reasons stated previously, it is accepted that the proposal is unviable and the requirement for green travel measures would increase the unviability of the proposal. Therefore, taking account of viability and the sustainable location of the site, the non-provision of dedicated green travel measures is considered acceptable. Implementation of the Travel Plan should be secured by condition.</p>
5.65	<p>Dedicated in-curtilage general parking is proposed with the total number of parking bays within the curtilage is 43. The Parking Standards advises for apartment development that there should be provision at the rate of 1.5 spaces per apartment, this would require 42 spaces. Officers are content that sufficient parking is achieved at the site.</p>
5.66	<p>As stated, DfI Roads has requested the provision of green travel measures outside of this they have provided all planning conditions relating to the other aspects of the development. The proposal is considered acceptable having regard to Policies TRAN1, TRAN6 and TRAN 8, and relevant provisions of the SPPS.</p>
	<p><b><u>Health impacts</u></b></p>
5.67	<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>

5.68	<p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city and riverside. The site is within short walking distance of Ormeau Park, Lagan embankment shopping and leisure facilities. The proposal would provide an attractive and high quality living environment. It is considered to satisfy the requirements of Policy HC1.</p> <p><b><u>Environmental protection</u></b></p>
5.69	<p>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.</p> <p><i>Contaminated land:</i></p>
5.70	<p>The site is not considered to be at risk of ground contamination.</p> <p><i>Air quality:</i></p>
5.71	<p>EH has reviewed the Air Quality Impact Assessment and the clarification report and has stated that the site lies within the Ormeau Road Air Management Area. The levels of nitrogen dioxide concentrations have not varied over the last several years and currently remain below the Air Quality Objective levels. EH is also satisfied in relation to potential dust impacts during construction subject to implementation of the proposed dust management measures.</p> <p><i>Noise:</i></p>
5.72	<p>Having considered the applicant's noise impact assessment, EH is content that the proposal is acceptable subject to conditions.</p>
5.73	<p>In conclusion, the proposal is considered to accord with Policy ENV1.</p>
	<p><b><u>Flood risk and drainage</u></b></p>
5.74	<p>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.</p>
5.75	<p>DfI Rivers has assessed an associated Flood Risk Assessment for the proposal and do not disagree with the conclusions within the report and offered standard informatives. The proposal is considered to comply with Policy ENV4.</p>

<p>5.76</p> <p>5.77</p> <p>5.78</p> <p>5.79</p>	<p><b><u>Waste-water infrastructure</u></b></p> <p>Policy SP1a requires that necessary infrastructure is in place to support new development. Following the submission of further information, NI Water has offered no objection to the proposal, indicating available capacity at the water treatment works and appropriate approval being achieved for foul and surface water connections, and recommends conditions.</p> <p><b><u>Natural heritage</u></b></p> <p>Policy NH1 relates to the protection of natural heritage resources.</p> <p>The site is an historic building that has the potential to provide Bat Roosts as does trees within the site. An ecology report was submitted with the application. DAERA NIEA was consulted and advises that a specific reason was required for consultation. DAERA was re-consulted on the proposal to remove tree 37 within the site as the report indicated it had the potential as a Bat roost.</p> <p>A response from DAERA to the latest consultation remains outstanding and delegated authority is sought to deal with the consultation response.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p><b>Recommendation</b></p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is 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, resolve the provision of dedicated disabled parking spaces and outstanding consultation from DAERA NIEA NED, and deal with any other issues that arise, provided that they are not substantive.</p>
<p>7.0</p>	<p><b>DRAFT CONDITIONS</b></p> <p><b>LA04/2026/0021/F (full planning application):</b></p> <p>1. The development hereby permitted must be begun within 18 months from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><i>Listed Building:</i></p> <p>2. Notwithstanding the submitted details, the following elements of the approved scheme shall not be installed, implemented or carried out unless in accordance with further details or samples which shall have been submitted to and approved in writing by the Council:</p> <ul style="list-style-type: none"> <li>i. Detail for construction and reinstatement of existing dormers</li> <li>ii. Detail for verges and eaves to brick extension</li> <li>iii. Detail at 1:5 for insertion of new door in lieu of window to balcony spaces</li> <li>iv. Sample of typical existing sliding sash window retrofitted with slim profile double glazing inserted into existing window. Glazing shall be 4:4: maximum, with white spacer and putty fixing. No trickle vent is permitted in frame. Window shall have a hand painted finish</li> </ul>

- v. Sample of proposed brick to extension and boundary wall to church
- vi. Sample of aluminium bronze coloured standing seam cladding
- vii. Sample of new natural slate to match existing salvage slate

The development 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.

*Transport:*

- 7. No apartment shall be occupied unless weather protected cycle parking has been fully provided in accordance with the approved plans. The weather protected cycle parking shall be retained as such at all times.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

- 8. No apartment shall be occupied unless hard surfaced areas have been constructed and permanently marked in accordance with the approved drawings, to provide for parking and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

Reason: To ensure adequate provision has been made for parking and traffic circulation within the site.

- 9. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

- 10. All redundant accesses from the site onto Carolan Road shall be permanently removed and the adjacent footpath reinstated to the satisfaction of the Department for Infrastructure.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

- 11. Prior to the occupation of the proposed development, the proposed bollards located in front of Carolan Road Access gates shall be constructed as per Drg 03B and permanently retained as such.

Reason: To prevent vehicular use of the access in the interests of road safety.

12. The vehicular access, including visibility splays, shall be provided in accordance with Drawing No 03B, prior to the occupation of any other works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted (is commenced/occupied/ becomes operational) and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

13. The development shall not operate unless in accordance with the approved Service Management Plan.

Reason: In the interests of road safety and the convenience of road users.

14. The development shall not operate unless in accordance with the approved Travel Plan.

Reason: To encourage alternative modes of transport to the private car.

*Environmental impacts:*

15. The development hereby permitted shall not be occupied unless the sound mitigation measures (glazing and alternative means of ventilation) outlined in section 8 of the Irwin Carr Consulting report titled: 'Noise Impact Assessment - Good Shepherd, Ormeau Road' dated 12th January 2026, have been implemented so that the below internal noise levels are not exceeded within habitable rooms. Where closed windows are required to achieve these internal levels, an alternative means of ventilation shall be provided prior to occupation, which meets, as a minimum, the sound reduction performance required by the windows. In the case of active or mechanical ventilation, the operation of the ventilation system shall not result in internal noise in excess of the below stated levels:

- 35 dB LAeq, 16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, if required with the windows closed and alternative means of acoustic ventilation provided. Belfast City Council - Environmental Health Service Planning Checklist 2008.doc
- 30 dB LAeq, 8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of acoustic ventilation provided.
- 45 dB LAmax more than 10 times between 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of ventilation provided. The measures required shall be thereafter retained at all times.

Reason: To safeguard the amenity of occupants of the building hereby approved.

16. In the event that any substantial centralised combustion sources (generators, boilers, CHP or biomass) are proposed, and prior to their installation, an updated Air Quality Impact Assessment shall be submitted to and approved in writing by the Council. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and it must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations associated with operation of operation of the proposed combustion plant and with the overall development. The substantial centralised combustion sources shall not be installed unless in accordance with the approved details.

Reason: To ensure that ambient air pollution related to the site is appropriately dealt with, in the interests of human health.

*Trees:*

17. 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.

18. All landscaping works shall be carried out in accordance with approved details on drawing no 45A dated 01/04/2026 under planning application LA04/2026/0021/F. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme 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.

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

19. Prior to any work commencing, protective barriers (fencing) and ground protection shall be erected or installed as specified in British Standard 5837: 2012 (section 6.2) around any trees / hedging to be retained within the site 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.

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

Reason: To safeguard trees of amenity value.

**LA04/2026/0022/LBC Conditions**

1. The works hereby permitted shall be begun not later than the expiration of 18 months beginning with the date on which this consent is granted.

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

2. Notwithstanding the submitted details, the following elements of the approved scheme shall not be installed, implemented or carried out unless in accordance with further details or samples which shall have been submitted to and approved in writing by the Council:

- i. Detail for construction and reinstatement of existing dormers
- ii. Detail for verges and eaves to brick extension
- iii. Detail at 1:5 for insertion of new door in lieu of window to balcony spaces
- iv. Sample of typical existing sliding sash window retrofitted with slim profile double glazing inserted into existing window. Glazing shall be 4:4: maximum, with white spacer and putty fixing. No trickle vent is permitted in frame. Window shall have a hand painted finish
- v. Sample of proposed brick to extension and boundary wall to church
- vi. Sample of aluminium bronze coloured standing seam cladding
- vii. Sample of new natural slate to match existing salvage slate

Where partitions abut cornice or other detail such as capital heads, the partition shall be scribed around the historic detail unless otherwise specified to ensure this is reversible.

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.

3. No works to the windows shall commence on site until a window condition schedule has been submitted to and approved in writing by the Council. The schedule shall identify and detail any necessary repairs. Like-for-like replacements will only be permitted where the condition is proven to be unsalvageable. This shall apply to all windows including:

- i. F27 – oriel window - W/F/10
- ii. S27 – coloured margin panes - W/S/04
- iii. Feature stained glass to south entrance lobby space

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

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

4. Where the proposed extension adjoins the Listed Building, flashing shall be into existing mortar joints. Under no circumstances are powered tools (for example, air-driven tools; electric angle grinders and so forth) to be used to cut back masonry joints prior to repointing/inserting flashing.

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

5. The stained glass privacy window panels shall be carefully taken down, protected and securely stored for future re-use on the site.

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

6. No works shall commence on site unless a methodology for the protection of the following features has been submitted to and approved in writing by the Council:
  - i. stained glass stair windows
  - ii. retained stair
  - iii. floors retained in situ
  - iv. Plaster/arris details to pillars, arches, reveals during the construction phase has been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

The works shall not be carried out unless in accordance with the approved protection methodology.

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

7. No works shall commence on site in relation to the following features, unless a Detailed Method Statement for those works has been submitted to and agreed in writing by the Council.
  - i. Taking down, setting aside, insertion of lead trays, reinstating chimneys
  - ii. Cleaning and repointing external walls. (No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval from council)

The works shall not be carried out unless in accordance with the approved Detailed Method Statement.

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

8. Notwithstanding the submitted details, the following features shall be retained unless otherwise specified on drawings:
  - i. Windows, shutters and associated joinery – architrave, apron panelling, reveal panelling
  - ii. Doors and architraves
  - iii. Fanlights (where retained in place)
  - iv. Architraves, skirting, dado (where retained in place)
  - v. Wall panelling
  - vi. Fireplaces

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

**INFORMATIVES**

1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).
2. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
3. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.