

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Y/2014/0401/F	
Proposal: Phase 2 development involving: Restoration of listed and unlisted pavilions through change of use and conversion from hospital wards to dwellings, including internal sub-division of buildings removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and walls; removal of glazing to and partial retention of existing covered walkway, amendment to existing car parking areas and existing internal driveways; erection of 9 no. new build dwellings comprising 2 detached, 2 pairs of semi-detached and 3 town houses; amendment to access onto Hospital Road approved under Y/2009/0462/O and landscaping to external areas.	Location: Belvoir Park Hospital Hospital Road Belfast BT8 8JP
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Belvoir Park LLP	Agent Name and Address: Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Executive Summary: Full planning permission is sought for the restoration of listed and unlisted pavilions through change of use and conversion from hospital wards to provide 33 town houses. Works also include internal subdivision of the pavilion buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and wall, removal of glazing to and partial retention of existing covered walkway, amendment of existing car parking area and existing internal driveways. This application also seeks full permission for the erection of 9 new build dwellings comprising 2 detached, 2 pairs of semi-detached and 3 town houses as well as amendments to access onto Hospital Road approved under Y/2009/0462/O and landscaping to external areas. An application for listed building consent has also been submitted alongside this full application (LA/2014/0390/LBC). The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • Planning History; • Conversion and Change of Use from former Hospital Wards to 33 No Town Houses; 	

- Amenity Space Provision for the Pavilions
- Design, Layout & Amenity Space of 9 No New Dwellings
- Archaeology
- Ecology
- Landscaping and Trees
- Pedestrian, Vehicular Assess and Parking
- Land Contamination

The principle of this development has already been established under Y/2009/0462/O and in terms of detailed development for the most part it replicates the development already approved under Y/2009/0461/F except that this application proposes 9 new dwellings as described above at the southern end of the site rather than the apartment complex approved under Y/2009/0461/F.

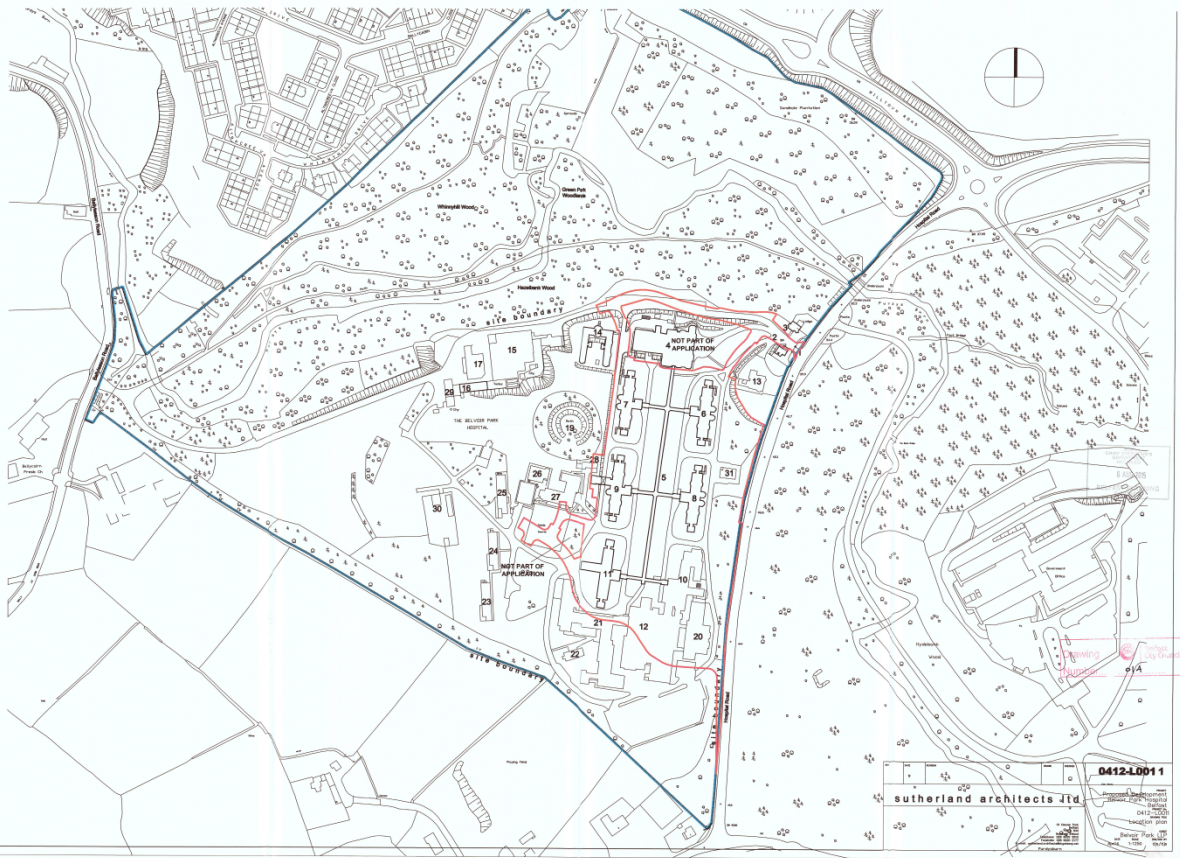
The proposed conversion and change of use of the pavilions to residential use will preserve the character and architectural appearance of the pavilions. It is also considered that the retention of the group of buildings will preserve its historic and cultural significance.

The design of the additional 9 units proposed has been informed by the historic and physical context of the site. The proposals make use of sympathetic building materials and techniques to match the pavilions in terms of brick and stone detailing.

Approval recommended subject to appropriate conditions including the withdrawal of permitted development rights to carry out minor works to protect the setting of the buildings and the trees; landscaping; access and parking

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Full planning permission is sought for the restoration of listed and unlisted pavilions through change of use and conversion from hospital wards to provide 33 town houses. Works also includes internal subdivision of the pavilion buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and wall, removal of glazing to and partial retention of existing covered walkway, amendment of existing car parking area and existing internal driveways. This application also seeks full permission for the erection of 9 No new build dwellings comprising 2 detached, 2 pairs of semi-detached and 3 town houses as well as amendments to access onto Hospital Road approved under Y/2009/0462/O and landscaping to external areas.

An application for listed building consent has also been submitted alongside this full application (LA/2014/0390/LBC).

2.0 Description of Site

2.1 The site comprises 2.06 hectares within the former Belvoir Park Hospital located south of Belfast City Centre. The site contains six historic Edwardian hospital buildings (of which 5 are Grade B2 listed) and substantial areas of woodland and grassland located at the rural edge of the city. Covered walkways are located between the pavilions.

2.2	<p>The site is accessed off Hospital Road which connects to the north of the Outer Ring of Belfast.</p> <p>The topography of the site gently rises from Hospital Road to the former hospital buildings at which point it levels out. The remaining part of the former Belvoir Park Hospital complex (not part of this current application) slopes away gently to the west down to Ballylession Road.</p>
2.3	<p>The site is characterised by dense woodland (Lagan Valley Regional Park) to the north, Hospital Road to the east, residential development currently under construction (Phase 1 Belvoir Park) to the south and remaining buildings on the site associated with the former Hospital to the west. A rath which is a Scheduled Monument abuts the western boundary of the site.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Relevant Site History</p> <p>Y/2009/0462/O Site for residential development of 310 dwellings consisting of new build and conversion of existing buildings. To include retention of all listed structures and removal of all non-listed structures, site clearance and associated works. Retention of existing vehicular access point off Hospital Road, plus provision of new vehicular access off Hospital Road</p> <p>Planning Permission Granted 12 October 2011</p> <p>Y/2009/0461/F Change of use plus alteration and extension to existing hospital buildings (existing class C3 use) and other works to facilitate provision of 110 dwellings including removal of all non original structures, additions and other accretions to existing listed and non listed structures which will include the western extension to the former Administration Building and partial removal of external covered walkway</p> <p>Planning Permission Granted 12 October 2011</p> <p>Y/2009/0464/LB Alterations and extensions to existing buildings and other works within the curtilage of listed structures to facilitate conversion of same to provide 110 dwellings. Proposals include removal of all non original structures, additions and other accretions to listed and non listed structures which will include the western extension to the former Administration Building and partial removal of external covered walkway</p> <p>Listed Building Consent Granted 12 October 2011</p> <p>Y/2014/0223/RM Phase 1 Reserved Matters Application – decontamination and demolition of buildings 20-27, 30 and 12 (excluding observation pavilion), erection of 15No detached and 12 semi-detached (27 total) dwellings, construction of service road from hospital road access (approved under Y/2009/0462/O) and landscaping associated with development</p> <p>Planning Permission Granted 2 February 2015</p> <p>The principle of this development has already been established under Y/2009/0462/O and</p>

	in terms of detailed development for the most part it replicates the development already approved under Y/2009/0461/F except that this application proposes 9 new dwellings as described above at the southern end of the site rather than the apartment complex approved under Y/2009/0461/F.
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
	<ul style="list-style-type: none"> • Belfast Metropolitan Area Plan 2015 • Zoning MCH 03 Housing – Committed Housing Sites – Development Ongoing / Not Started • MCH 03/04 Belvoir Park Hospital, Hospital Road, Purdysburn • Area of Outstanding Natural Beauty
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2: Natural Environment Planning Policy Statement 3: Access Movement and Parking Planning Policy Statement 6: Planning, Archaeology and the Built Environment Planning Policy Statement 7: Quality Residential Environments Planning Policy Statement 8: Open Space, Sport and Recreation Planning Policy Statement 12: Housing in Settlements
5.0	Other Material Considerations
5.1	Creating Places DCAN 8: Housing in Existing Urban Areas DCAN 15: Vehicular Access Standards Local Government Waste Storage Guide
6.0	Statutory Consultee Responses
6.1	Transport NI – No objection subject to conditions and informatives
7.0	Non Statutory Consultees Responses
7.1	NIEA: Historic Buildings Unit – No objections subject to conditions NIEA: Waste Management – No objection subject to conditions NIEA: Historic Monuments – No objection subject to conditions NIEA: Water Management Unit – No objection subject to informatives Lagan Valley Regional Park – No objection Northern Ireland Water Ltd – No objection Tree Officer – TBC
8.0	Representations
8.1	The application was advertised in the local press on 30 January 2015 and 4 September 2015. Neighbours were notified on 30 January 2015 and re-notified on 4 September 2015. No representations were received.
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • Planning History; • Conversion and Change of Use form former Hospital Wards to 33 Town Houses;

	<ul style="list-style-type: none"> • Amenity Space Provision for the Pavilions • Design, Layout & Amenity Space of 9 No New Dwellings • Archaeology • Ecology • Landscaping and Trees • Pedestrian, Vehicular Assess and Parking • Land Contamination
9.2	<p><u>Planning History</u></p> <p>The indicative Concept Master Plan (CMP) for the entire Belvoir Park Hospital Complex approved under outline planning permission Y/2009/0462/O and modified within the terms of condition 4 sets out the framework of development on the site. Within the subject application site the CMP identifies the restoration of the listed buildings as its primary purpose and the siting of new housing south of the pavilion group has also been established under outline approval Y/2009/0462/O.</p>
9.3	<p>Alongside the agreed CMP, the full planning approval Y/2009/0461/F and its accompanying listed building consent Y/2009/0464/LB as referred to above remain extant. As such these permissions represent a fallback position and are material considerations in the assessment of the current planning application.</p>
9.4	<p><u>Conversion and Change of Use from former Hospital Wards to 33No Town Houses</u></p> <p>Policy BH7: Change of Use of a Listed Building of PPS6 states that the Council will normally permit the change of use of a listed building where this secures its upkeep and survival and the character and architectural or historic interest of the building would be preserved or enhanced. The justification and amplification of Policy BH7 accepts that in most cases this will mean a use which is economically viable and may necessitate some degree of adaption to the building.</p>
9.5	<p>The former hospital buildings are laid out in a pattern of six linear pavilions arranged around a central grand courtyard garden. The design concept for these buildings is to retain the external envelope intact, with as little intervention as possible. It is proposed to remove the various additions which have been added to the original structures over recent times. The proposal involves sub-division of each pavilion block vertically into a series of town houses. External alterations are limited to the introduction of doorways, walls and railings.</p>
9.6	<p>Specifically the proposals for each of the pavilion buildings involve:</p> <p>Pavilion 1 (Building No 6), Pavilion 2 (Building No 7) and Pavilion 3 (Building 8) – Grade B2 Listed Buildings</p> <ul style="list-style-type: none"> · Removal of all non-original features, including staircases, lifts, fire escapes and the walkway porch · Repairs to external fabric · Internal sub-division to form 5No two storey town houses · Introduction of doorways in existing window openings and steps for access · External defensible space to the front defined by low brick walls and railings · Creation of small private amenity spaces enclosed by brick walls · Introduction of 14 parking spaces (10 in curtilage spaces & 4 on-street requirement)

9.7	<p>Pavilion 4 (Building 9) – Grade B2 Listed Building</p> <ul style="list-style-type: none"> · Removal of all non-original features, including staircases, lifts, fire escapes and the walkway porch · Repairs to external fabric · Internal sub-division to form 6 No two storey town houses · Introduction of doorways in existing window openings and steps for access · Enclosure of the existing carriage arch and its incorporation into living space · External defensible space to the front defined by low brick walls and railings · Creation of small private amenity spaces enclosed by brick walls · Introduction of 16 parking spaces (12 in curtilage spaces & 4 on-street requirement)
9.8	<p>Pavilion 5 (Building 10) – Not Listed</p> <ul style="list-style-type: none"> · Removal of all non-original features, including staircases, lifts, fire escapes and the walkway porch · Repairs to external fabric · Internal sub-division to form 6 two storey town houses · Introduction of doorways in existing window openings and steps for access · External defensible space to the front defined by low brick walls and railings · Creation of small private amenity spaces enclosed by brick walls · Introduction of 16 parking spaces (12 in curtilage spaces & 4 on-street requirement)
9.9	<p>Pavilion 6 (Building 11) – Grade B2 Listed Building</p> <ul style="list-style-type: none"> · Removal of all non-original features, including staircases, lifts, fire escapes and the walkway porch · Repairs to external fabric · Internal sub-division to form 6 two storey town houses · Introduction of doorways in existing window openings and steps for access · External defensible space to the front defined by low brick walls and railings · Creation of small private amenity spaces enclosed by brick walls · Introduction of 17 parking spaces (14 in curtilage spaces & 3 on-street requirement)
9.10	<p>It is considered that the proposed conversion and change of use of the pavilions to residential use will preserve the character and architectural appearance of the pavilions and the retention of the group of buildings will preserve its historic and cultural significance.</p>
9.11	<p>Policy BH8 of PPS6 sets out criteria for assessing proposals for the extension to alteration of a listed building. The Council considers that the essential character of the buildings and setting are retained. The works proposed are sympathetic and materials proposed are in keeping with those found on the building. The proposal will bring back into active use a group of buildings that have been vacant since 2006. Significantly, NIEA: Historic Buildings Unit welcome the rehabilitation of the listed pavilions including the works to non listed pavilion 5 (building 10). This is determining in terms of impact on the listed building and its character – accordingly it is compliant with PPS 6.</p> <p><u>Amenity Space Provision for the Pavilions</u></p>

9.12	<p>Guidance on the level of private open space provision is contained within guidance document Creating Places. An average of 70 square metres per house or greater is detailed. For any individual house however an area less than around 40 square metres is unacceptable. Private amenity space proposed is broken down as follows:</p> <table border="1" data-bbox="261 360 1439 678"> <thead> <tr> <th>Block</th> <th>Unit 1</th> <th>Unit 2</th> <th>Unit 3</th> <th>Unit 4</th> <th>Unit 5</th> <th>Unit 6</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>63</td> <td>49</td> <td>43</td> <td>49</td> <td>37</td> <td></td> </tr> <tr> <td>7</td> <td>47</td> <td>36</td> <td>12</td> <td>32</td> <td>46</td> <td></td> </tr> <tr> <td>8</td> <td>63</td> <td>49</td> <td>43</td> <td>49</td> <td>59</td> <td></td> </tr> <tr> <td>9</td> <td>89</td> <td>65</td> <td>107</td> <td>23</td> <td>48</td> <td>77</td> </tr> <tr> <td>10</td> <td>28</td> <td>22</td> <td>21</td> <td>30</td> <td>25</td> <td>28</td> </tr> <tr> <td>11</td> <td>76</td> <td>38</td> <td>75</td> <td>106</td> <td>104</td> <td>108</td> </tr> </tbody> </table>	Block	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	6	63	49	43	49	37		7	47	36	12	32	46		8	63	49	43	49	59		9	89	65	107	23	48	77	10	28	22	21	30	25	28	11	76	38	75	106	104	108
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9.13	<p>It is accepted that the areas of private amenity space proposed for the townhouses will not in all instances meet the guidance detailed in Creating Places. Given that the proposal involves the conversion and change of use of listed building this is a unique situation. Existing drives and wooded areas form part of the setting and restrict the available space. The private amenity space associated with each unit must consider the impact on the physical structure of the host buildings and its setting. It is considered that given the unique nature of the restoration proposal and the extent of the open space (1 hectare) provided in the form of the restored central garden which is immediately available to all the pavilions on balance, a reduced private amenity space provision in some instances is acceptable.</p>																																																	
9.14	<p>The principle of accepting less private open space in this particular case is contained within the approval Y/2009/0461/F in which similar sized town houses are proposed with an average level of private amenity space of 34 square metres.</p>																																																	
9.15	<p><u>Design, Layout & Amenity Space of 9 No New Dwellings</u></p> <p>House Type A and House Type B are proposed to be located in the southern section of the central gardens between listed pavilion 11 and unlisted pavilion 10. In terms of scale these will be sizable 5No bedroom properties comprising a gross internal floor area of 270 square metres each. The houses are designed to have a dual aspect. The front elevations of the detached properties will face the central gardens. The southern sides of the two houses will be surrounded by a garden wall completed with enclosed and paved private courtyards. House Type B is sited on the site of the former 'Observation Pavilion' which has informed the proposed positioning of House Type A & B. The height of the buildings will be 7 metres to eaves and 10 metres to ridge. Amenity space for each dwelling is 81 square metres. The design and materials proposed will be sympathetic and in keeping with the pavilions.</p>																																																	
9.16	<p>House Type C and D are proposed to be located on the spine road. They comprise 1No pair of 3 bedroom semi-detached properties comprising a gross internal floor area of 137 square metres. Private amenity space provision will be 46 square metres and 42 square metres respectively for House Type C and D. This figure falls short of guidance stipulated in Creating Places. The height of the semi detached houses will be 6 metres to eaves and 9 metres to ridge. The design and materials proposed will be sympathetic and in keeping with the pavilions.</p> <p>House Type E, F and G are also proposed to be located on the spine road. They</p>																																																	

9.17	<p>comprise 3no town houses with a gross internal floor area of 129 square metres, 160 square metres and 171 square metres respectively. House Type E is a 3No bedroom property, House Type F is a 4No bedroom property and House Type G is a 5No bedroom property. Vehicular access to House Type F and G will be taken off the spine road. In terms of private amenity space 45 square metres is proposed for House Type E, 71 square metres is proposed for House Type F and 102 square metres is proposed for House Type G. This figure obviously varies significantly in terms of provision. House Type G will be located at the proposed entrance to the development. There is a change in ground level from the entrance at House Type G to House Type E of approximately 2 metres. The design and materials proposed will be sympathetic and in keeping with the pavilions.</p>
9.18	<p>The front elevation of House Type H & J will face Hospital Road. It will comprise 1No pair of semi-detached houses providing a traditional frontage to Hospital Road. The proposal will make use of sympathetic building materials informed by close proximity to unlisted pavilion 5. The proposed gross internal floor area of House Type H is 134 square metres and House Type J is 129 square metres. Amenity space will be located to the side of each property and comprise an area of 94 square metres and 63 square metres respectively. The height of the properties will be 5.6 metres to eaves and 8 metres to ridge.</p>
9.19	<p>Policy QD 1 of PPS7 is clear in that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment.</p>
9.20	<p>In terms of the 9 additional units proposed it is acknowledged that the layout and amenity space of these properties is somewhat compromised given the number of units proposed in this particular area of the site. However, the agreed CMP for this site identifies this number of units in these locations. This is material to the assessment of the case. In addition, the unique site context and characteristics of the site are particularly important and challenging in terms of the ability to achieve a quality residential development. The proposal seeks to protect and integrate the built heritage and landscape features in a suitable manner while addressing the topographical challenges of the site. There is a change in ground level of approximately 4 metres from Hospital Road to the side of building 10. Particular care will need to be taken in order to minimise the impact of differences in level between the proposed access, new building and building 10. In this respect site boundary treatments includes the provision of walls between these houses and vary in height from 2-3 metres. Landscaping and planting is also proposed. This boundary treatment is considered to be appropriate in the context of the overall design and layout of the 9 houses as described below. Furthermore overlooking issues insofar as they arise have been dealt by the limited use of obscure glazing especially in building 10 and 11 and these measures are acceptable.</p>
9.21	<p>It is considered that the design of the additional units proposed has been informed by the historic and physical context of the site. The proposals make use of sympathetic building materials and techniques to match the pavilions in terms of brick and stone detailing.</p>
9.22	<p>The new units are orientated to front onto existing and proposed roads to present an attractive outlook. Particular care will be required in the treatment of corner sites within layouts and these should contain specifically design buildings.</p>
9.23	<p>It is proposed that House Types A and B will form a new southern gateway to the central gardens. The front elevations of the twin houses will address the central gardens. The southern sides of the two houses will be completed with enclosed and private courtyards. Their architecture will be traditional in appearance. House Types C, D, E, F, G, H, and J</p>

	<p>form an L-shaped arrangement, rising with the contours of the land from Hospital Road. Residential units will be linked together by garden walls. This, along with the east and south facades of Building 10 will form a new informal courtyard. This new courtyard will accommodate some of the parking requirements. All of the new townhouses similar to House A and B will have an adjacent enclosed private space defined by garden walls. Houses F and G will have arched openings to front elevations.</p> <p>The landscape features of the site include central gardens which are to be restored through the proposal and the adjacent woodlands that are protected by a blanket Tree Preservation Order (TPO). As mentioned above the private amenity space for the new housing is limited given the size of the properties. However, it is acknowledged that the communal central garden will be available. In this instance smaller garden areas may be acceptable. In order to preserve the overall integrity of the scheme it is recommended that permitted development rights are removed.</p> <p><u>Archaeology</u></p> <p>In all cases the desirability of preserving an archaeological site or monument and its setting whether scheduled or otherwise, is a material consideration in determining planning applications. The application site contains a known archaeological monument. An archaeological report was submitted in support of the application. In addition, the site abuts the scheduled area of the monument. NIEA: HMU have no objection subject to conditions. In this respect the Council is satisfied that the proposed complies with relevant parts of PPS6 regarding archaeological sites and monuments.</p> <p><u>Ecology</u></p> <p>An Ecology Report and a Bat Survey was submitted in support of the application. NIEA: Natural Heritage and Conservation Area has requested that full details of the mitigation to be used on the site for the maternity roost of bats must be identified on the plans. This request can be conditioned. Given the response from NIEA the Council is satisfied that the proposal complies with the relevant sections of PPS 2.</p> <p><u>Landscaping and Trees</u></p> <p>The Tree Officer stated in his consultation response that the proposed planting scheme is somewhat limited in order to ensure that the character of listed buildings is not impacted upon by a mass of planting especially within the internal grass area. The use of <i>Carpinus betulus</i> (hornbeam) is acceptable. The use of <i>Amelanchier lamarckii</i> will have little amenity value, due to the proximity to the buildings, but he considers we should accept it.</p> <p>Additional planting should be included in the scheme along the Hospital Road boundary, within the mature trees, to compensate for the loss of cover by felling and tree surgery, and also to ensure the continuance to tree cover within this mature woodland belt. Since the majority of the trees are currently mature, we need to reduce the possibility of major gaps occurring as the belt becomes over mature, through replanting at this time. These matters can be conditioned.</p> <p><u>Pedestrian, Vehicular Assess and Parking</u></p> <p>Vehicular access is proposed to utilise the existing driveways where possible, these will be retained as private and are not being offered for adoption. Vehicles will access the pavilions using both the existing main entrance on Hospital Road in the north east of the site which will serve building, 6, 7, 8 and most of 10. While the new entrance also on Hospital Road in the south east of the site will serve buildings 9, 11, one unit in building 10</p>
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	and the proposed 9 new units.
9.30	<p>On the western side of the pavilions the access road abuts a schedule monument. In this area the access driveways are of sufficient width (6 metres) to not require widening. On the eastern side a minimum drive width of 4.8 metres was agreed to protect the listed buildings and trees with localised widening to 6 metres where it was available in that context. This 4.8 metre minimum width involves the removal of 2 No trees. The landscape proposals provide for the continued management and enhancement of this area.</p> <p>Car parking is provided to the appropriate standard and Transport NI is content.</p>
9.31	Lagan Valley Regional Park queried whether existing public rights of way would remain open. The agent confirmed that there are plans to close the rights of way, they remain open and the developer has been working with NIEA on a prosperity agreement over preservation, enhancement and long-term management of the woodland, grassland and other areas within the site which will in due course lead to upgrading of the footpaths through the site.
9.32	<p><u>Land Contamination</u></p> <p>Contamination issues have already been dealt with as part of previous permissions and no new issues arise from this change in the proposal.</p>
10.0	Conclusion
10.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.
	Neighbour Notification Checked: Yes
	Summary of Recommendation: Approval subject to conditions
<p>Conditions</p> <ol style="list-style-type: none"> As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: Time Limit</p> <ol style="list-style-type: none"> Notwithstanding the provisions of Article 3 and Parts 1 and 3 Class A and B of the Schedule of the Planning (General Permitted Development) Order (Ni) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take place within curtilage of the dwelling hereby approved, including the formation of vehicular / pedestrian accesses, without the written permission of the Council. <p>Reason: To preserve the integrity and setting of the listed building, the site, TPO trees, and in the interests of residential amenity.</p> <ol style="list-style-type: none"> The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 50A bearing the Planning date stamp 06 Aug 2015, prior to the commencement of any 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 250mm above the level of the adjoining carriageway 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.

4. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, 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.

5. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 50A bearing the Planning date stamp 06 Aug 2015.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

6. No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing Number 50A bearing the Planning date stamp 06 Aug 2015. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

7. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of (each phase / the development.)

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

8. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved drawing no 53 bearing the Planning date stamp 06 Aug 2015 to provide adequate facilities for parking and circulating 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.

Reason: To ensure that adequate provision has been made for parking.

9. The development hereby permitted shall not (be commenced/be occupied/become operational/be adopted) until any (highway structure/retaining wall/culvert) requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with BD2

Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

10. Prior to the commencement of development full details of the mitigation to be used on site for the maternity bat roost shall be submitted to the Local Planning Authority for agreement.

Reason: To ensure the protection of Bats on the site.

11. The roof slates and brickwork shall be made good to match the adjacent work with regard to the methods used and to material, colour, texture and profile, except where otherwise shown on the approved drawings. Slates to be natural slate to all roof slopes.

Reason: To ensure that the development is not detrimental to the character, appearance or interest of the listed buildings.

12. Samples of all materials to be used in the elevations of the building, new enclosing yards, including samples of materials for roof coverings, window materials, glazed screens; metal fencing shall be submitted to and approved in writing by the Local Planning Office prior to the commencement of development. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To ensure that the materials used are of appropriate quality in the interest of maintaining the character and appearance of the listed building and the setting of the listed buildings.

13. Prior to the commencement of any works to the listed building, sample panels of new windows including glazing detail and ventilation (including possible trickle vents) showing the colour, and quality shall be provided on site and approved by the Belfast Planning Office and Building Control. The works shall thereafter be carried out solely in accordance with the approved details, and the sample panels shall be retained on site until the work is completed to enable the Local Planning Office to confirm that the works are in accordance with the approved details.

Reason: To ensure that the materials used are of appropriate quality in the interest of maintaining the character and appearance of the listed buildings and the setting of the listed buildings.

14. The new joinery works shall match the materials, dimensions and profiles of the existing joinery work, except where otherwise specified on the approved drawings.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

15. All external joinery shall be painted timber.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

16. Any new sash windows shall be of clear glass unless otherwise shown on the approved drawings or restricted by another condition on this permission. In vertical sliding sash frames within a recessed box frame. The windows shall comprise painted wood, with the sashes counterbalanced by weighted cords and pulleys or springs. The windows shall match the design, mouldings and glazing bar pattern of any original windows that survive on the same floor level.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings.

17. Any new casement windows shall be of clear glass unless otherwise shown on the approved drawings or restricted by another condition on this permission. The windows shall match the design, mouldings and glazing bar pattern of any original windows that

survive on the same floor level.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

18. All windows reveals on the external faces of the development hereby permitted shall be set out within 115mm (minimum) reveals from the face of the building.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

19. No vents, extracts, or plumbing or pipes, other than rainwater pipes, shall be fixed on the external face of the building, unless shown on the approved drawings. New rainwater pipes shall be painted cast metal.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

20. All new roof lights hereby permitted shall be of conservation grade specifications, flush with the profile of the roof.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

21. Internal or external historic decorative or functional features, including plasterwork, ironwork, fitted cupboards, bookcases, ceramic tiling, shelving, fireplaces and grates, pelmets, fitted furniture, doors, windows, staircases, staircase balustrading and other woodwork, shall not be removed or altered unless expressly specified in the approved drawings. Retained features shall be fully protected during the course of any works on site, in accordance with details to be submitted to and approved in writing by Belfast Planning Office. Any missing stairway joinery, skirting, cornices, architraves, window panelling and doors shall be copied, and subsequently replaced, to match the existing.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

22. Before any work is undertaken in pursuance of this permission, details of steps and works to be taken to secure the safety and stability of those parts of the building which are to be retained shall be submitted to and approved by Belfast Planning Office. Such details shall include measures to strengthen walls and support floors and roofs, as appropriate, and to provide protection for the building against the weather whilst works take place. Any steps and works approved by Belfast Planning Office to ensure the safety and stability of the building throughout the course of works hereby approved shall be undertaken in accordance with the approved details.

Reason: To protect and preserve the listed building.

23. Details of the method of cleaning the external brickwork/stonework shall be submitted to and approved in writing by Belfast Planning Office before any such cleaning work is undertaken.

Reason: In order to safeguard the special architectural or historic interest of the listed building.

24. None of the residential units hereby approved shall be occupied until the works to restore the listed and retain building(s) with the development hereby approved have been completed in accordance with the phasing plan dated stamped 8 October 2015.

Reason: In order to safeguard the comprehensive restoration and development of the site.

25. No site works of any nature or development shall take place until a fence has been erected

around the area specified, on a line to be agreed with the Department's NIEA: Historic Monuments Unit. No works of any nature or development shall be carried out within the fenced area. No erection of huts or other structures, no storage of building materials, no dumping of spoil or topsoil or rubbish, no bonfires, nor any use, turning or parking of plant or machinery. The fence shall not be removed until the site works and development have been completed.

Reason: To prevent damage or disturbance of archaeological remains within the application site.

26. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the NIEA: Historic Monument Unit to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific works required by condition, or agreement is satisfactorily completed.

27. The development hereby permitted shall not be occupied until the remediation measures described in the RPS Remedial Strategy Report Belvoir Park Hospital Rev 0 (Final) IBR0628/PRA/October 2014 have been implemented to the satisfaction of the Belfast Planning Office. The Local Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

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

28. Any amendments to this strategy shall be submitted in writing and agreed with the Local Planning Authority prior to implementation. If during the development works, contamination is encountered which has not previously been identified, then this additional contamination shall be fully investigated and a suitable risk assessment completed. In this situation, a remediation strategy shall be agreed with the Local Planning Authority in writing, and implemented in accordance with the approved details.

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

29. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Local Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with Belfast Planning Office in writing, and subsequently implemented and verified to its satisfaction.

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

30. After completing the remediation works under condition 27 and 29 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Local Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

31. Verification of the remedial work shall be reported to the Local Planning Authority at the end

of each phase in construction, demolition and remediation. If any new contamination is found during the construction / demolition phases the methodology detailed in the remedial strategy report will be used to evaluate and deal with the contamination with subsequent verification. A written verification report of the site remediation at the end of each phase will be submitted to the Local Planning Authority for agreement

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

32. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).

Reason: To ensure that the tree(s) to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

33. The protective fencing shall be at least 2.3 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supporting weldmesh panels (BS5837:2012) shall be erected around the base of all trees as detailed on drawing no 23A received on 6 August 2015.

Reason: To ensure that the tree(s) to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

34. Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

35. The developer shall inform the Local Planning Authority on completing the installation of all tree protection measures so that the Local Planning Authority or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Local Planning Authority in writing.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction

36. Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.

Reason: To ensure that trees are not damaged or otherwise adversely affected by building operations.

37. All proposed hard and soft landscape works shall be completed in accordance with the

approved drawing 22B date stamped received 8 October 2015 to the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

38. Trees and vegetation to be retained within the site as indicated on drawing number 22B date stamped received on 8 October 2015, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of the Local Planning Authority. All arboricultural work shall be carried out in accordance with the approved details, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works).
Reason: To ensure the continuity of amenity afforded by existing trees and vegetation.

39. The landscaping proposals shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes implemented without the consent Local Planning Authority in writing.
Reason: To ensure the sustainability of the tree cover on the site through the successful long term proactive maintenance.

40. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Local Planning Authority gives its written consent to any request for variation.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

41. The windows identified in Building 10 shown on drawings 29 and 30 date stamped 12 December 2014 and in Building 11 shown on drawings 31 and 32 date stamped 12 December 2014 proposal shall be fitted and permanently retained with opaque glass. In the event of breakage or replacement this windows shall be fitted with similar opaque glazing on consultation with the Local Planning Authority.
Reason: In the interest of residential amenity.

42. Prior to the commencement of works to Building 10 details of the proposed stained glass window at first floor level shall be submitted to the Local Planning Authority for agreement.
Reason: In the interest of residential amenity.

43. Notwithstanding the provisions of the Planning (General Permitted Development) Order (NI) 2015, or any Order revoking and re-enacting that Order, no buildings or walls requiring foundations other than those approved under this planning permission shall be erected on land shown on the stamped approved drawings.

Reason: To ensure no retaining walls will be constructed without the prior permission of the council.

Signature (s)

Date:

ANNEX	
Date Valid	12th December 2014
Date First Advertised	30th January 2015
Date Last Advertised	4th September 2015
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Hospital Road , Ballydollahan, Belfast,Down,BT8 8LJ</p> <p>The Owner/Occupier, 1 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 1 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 15 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 16 Purdysburn Hill,Ballycowan,Belfast,Down,BT8 8JY,</p> <p>The Owner/Occupier, 17 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 19 Purdysburn Hill,Ballycowan,Belfast,Down,BT8 8JY,</p> <p>The Owner/Occupier, 2 Purdysburn Hill,Ballycowan,Belfast,Down,BT8 8JY,</p> <p>The Owner/Occupier, 2 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 21 Purdysburn Hill,Ballycowan,Belfast,Down,BT8 8JY,</p> <p>The Owner/Occupier, 3 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 3 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 32 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 33 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 34 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 4 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 5 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 5 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 6 Ballycoan Road, Ballycowan,Belfast,Down,BT8 8LJ,</p> <p>The Owner/Occupier, 6 Purdysburn Village,Ballycowan,Belfast,Down,BT8 8LJ,</p>	

Date of Last Neighbour Notification	2nd September 2015
Date of EIA Determination	N/A
ES Requested	No
Representations from Elected Representatives: None	
Notification to Department (if relevant): N/A	