

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 November 2016	
Application ID: LA04/2016/0900/F	
Proposal: Demolition of existing buildings and erection of 6 and 11 storey blocks in a mixed-use development to include purpose-built, managed student accommodation with 271 studios, shared communal areas and landscaped roof terraces. Ground floor includes reception, 2 retail units, car parking and cycle storage (amended scheme).	Location: 30-44 Bradbury Place Belfast BT7 1RT
Referral Route: Committee – Major Application	
Recommendation:	Refusal
Applicant Name and Address: Rojem Properties Belfast LTD The Farm House Balgone Barns North Berwick East Lothian EH39 5NY	Agent Name and Address: Paul Durnien 667 Shore Road Whiteabbey BT37 0ST
<u>ADDENDUM REPORT</u> <p>This full application was previously listed for Planning Committee on 18 October 2016. The application was not presented, but deferred for a site visit by Committee. The reason for this deferral was that the Committee, given the issues which had been raised regarding the number of objections, and density of the proposed building, together with its potential impact on the townscape character of the area, agreed to defer consideration of the application to enable a site visit to be undertaken.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p>A site visit for elected members took place on 2 November 2016.</p> <p>A Conservation Report on Purpose Built Student Accommodation (PBSA) Proposal was received by the Council on 7 November 2016. This document does not raise any additional matters that have not already been fully considered previously, other than reference to a number of recent precedents in the City Centre for Purpose Built Student Accommodation (PBSA). It is important to note that each application must be considered on its own individual merits taking into account the local circumstances of the site and immediate context. Therefore, other developments, set within a different context, do not set a precedent for the proposed building, which remains unacceptable for the reasons set out in the main committee report, below.</p> <p>Summary</p> <ul style="list-style-type: none"> • The site visit by members has taken place. 	

- The Conservation Report on PBSA is noted.

In conclusion the recommendation remains as set out in the case officer's report and this addendum. The proposal is recommended for Refusal for the following reasons:

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Belfast Metropolitan Area Plan 2015, the Belfast HMO Subject Plan, and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that it would, if permitted, cause unacceptable damage to the character of the area due to the uncharacteristic and inappropriate height, scale, massing and design and fails to provide adequate outlook and amenity space for prospective residents.
2. The proposal is contrary to policy BH11 of the Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, in that insufficient detail have been provided to determine if the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the listed buildings in the locality.
3. The proposal fails to satisfy the policy requirements of BH11 (Development affecting the Setting of a Listed Building) and criteria (e) of BH12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, in that the proposal, if permitted would adversely impact the setting of listed buildings in the locality of the site and views into and out of the Queens Conservation Area due to inappropriate scale, height, massing and design.

Development Management Officer Report Committee Application

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Application ID: LA04/2016/0900/F	
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Referral Route: Committee – Major Application	
Recommendation:	Refusal
Applicant Name and Address: Rojem Properties Belfast LTD The Farm House Balgone Barns North Berwick East Lothian EH39 5NY	Agent Name and Address: Paul Durnien 667 Shore Road Whiteabbey BT37 0ST
Executive Summary:	
<p>Full permission is sought for demolition of existing buildings and erection of 6 and 11 storey blocks in a mixed-use development to include purpose-built, managed student accommodation with 271 studios, shared communal areas and landscaped roof terraces. Ground floor includes reception, 2 retail units, car parking and cycle storage.</p> <p>The site is located at 30-44 Bradbury Place and comprises 6 commercial properties, which appear mostly vacant. These buildings are generally single storey or two storey adjacent to the public road, and all save one are currently or last used as restaurant/takeaways.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The principle of the development at this location • Planning history of the site • Scale, Massing, design & Urban Design Criteria; • HMO Subject Plan and Guidance document; • Impact on amenity; and • Other considerations. <p>The site is not subject to any zoning within BMAP and is therefore identified as 'whiteland'. The site falls within a character area – Shaftesbury Square under designation CC013 (page 36). This sets out a general criteria that proposals shall take account of adjoining buildings and that <i>any development which fronts onto Dublin Road or Bradbury Place shall be a minimum building height of 5 storeys, or 17 metres to ..shoulder height, and a maximum height of 7 storeys;</i></p>	

The proposal has been revised from the original submission. The amended scheme comprises a layout of two blocks – a front block of 6 storeys in height, with a rear block of 11 storeys in height (ridge 32.8m). The building would occupy the entire site, with 2 retail units, a reception area, 5 parking spaces, bin and cycle storage space at ground floor, with two outdoor amenity areas at second floor.

The site is located on unzoned (white) land close to Queens University campus and is not located in or adjacent to a primarily residential area. Therefore, there are no restrictions on the land use providing it is a compatible land use and does not conflict with relevant policy and other material considerations.

There are a number of listed buildings within close proximity to the site including Bradbury Buildings 2-6, Bradbury Place, Crescent Arts Centre, Moravian Church, The Crescent Church and deconsecrated Methodist Church (which are of special architectural and historic importance and are protected by Section 80 of the Planning Act (NI) 2011).

The proposed building is considered to adversely impact on the character and appearance of the area through inappropriate height, scale and massing; and adversely impact on the setting of nearby listed buildings. The design and layout provides insufficient amenity space and poor outlook for prospective residents.

2 representations have been received objecting on the basis of inappropriate location for student accommodation, loss of existing business, traffic, security, and impact on electricity grid to the rear of the site.

Except for Historic Environment Division, all consultees have offered no objections to the proposal, subject to conditions and/or informatives.

Refusal of the application is recommended for the following reasons:

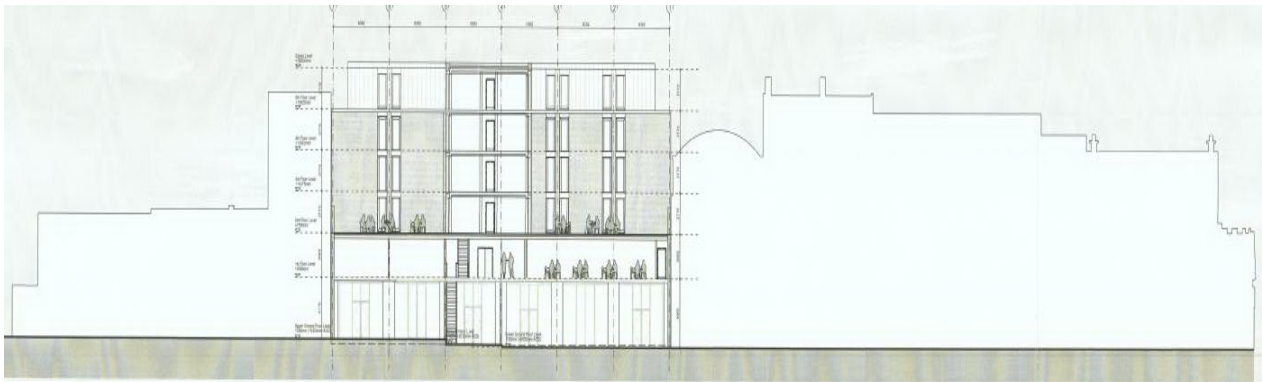
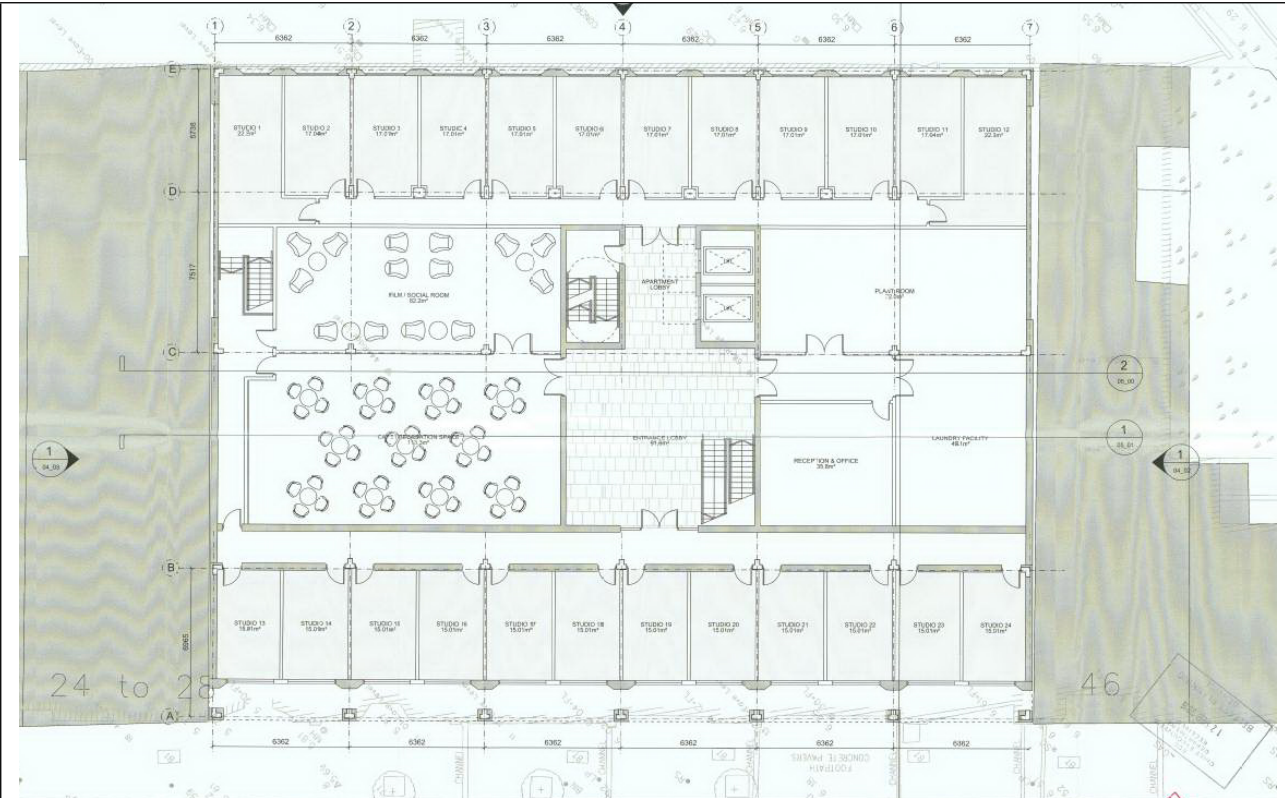
1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Belfast Metropolitan Area Plan 2015, the Belfast HMO Subject Plan, and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that it would, if permitted, cause unacceptable damage to the character of the area due to the uncharacteristic and inappropriate height, scale, massing and design and fails to provide adequate outlook and amenity space for prospective residents.
2. The proposal is contrary to policy BH11 of the Department's Planning Policy Statement 6 in that insufficient information has been provided to demonstrate that the proposal would not, if permitted, adversely affect the setting of a listed buildings.

Delegation of final refusal reasons to the Director of Planning and Place is requested.

Case Officer Report

Site Location Plan







Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Demolition of existing buildings and erection of 6 and 11 storey blocks in a mixed-use development to include purpose-built, managed student accommodation with 271 studios, shared communal areas and landscaped roof terraces. Ground floor includes reception, 2 retail units, car parking and cycle storage (amended scheme).</p>
2.0	<p>Description of Site</p> <p>The site is located at 30-44 Bradbury Place and comprises 6 commercial properties, which appear mostly vacant. These buildings are generally single storey or two storey adjacent to the public road, and all save one are currently or last used as restaurant/takeaways. The buildings occupy the entire site. To the rear there is an alleyway with single storey buildings beyond.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>No history of relevance on or adjacent to the application site.</p>
4.0	Policy Framework
4.1	<p>Belfast Metropolitan Area Plan 2015 Policy UE 1 - Urban design House in Multiple Occupancy Subject Plan 2015 HMO 7- Large Scale Purpose Built Student Accommodation</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland 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 13: Transportation and Land Use Planning Policy Statement 15: Planning and Flood Risk</p>
5.0	Statutory Consultee Responses
	<p>Transport NI- No objections subject to conditions NIWater- No objections; NIEA- Waste Management- No Objection subject to conditions; Historic Environment Division- proposal is contrary to PPS6;</p>
6.0	Non Statutory Consultee Responses
	<p>Belfast City Council EPU- No Objections subject to conditions Belfast City Council Building Control – additional waste storage area required / sufficient opportunity to comply with regulations re: fire safety and access.</p>
7.0	Representations
	<p>2 letters of objection were received.</p> <p>No representations from elected representatives have been received.</p>

8.0	Other Material Considerations
8.1	Planning and Place Advice Note: Purpose Built Managed Student Accommodation
8.2	BELFAST: A LEARNING CITY A framework for student housing and purpose built student accommodation
8.3	Living Places
8.4	External Urban Design Advice consultation.
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • The principle of the development at this location • Planning history of the site • Scale, Massing, design & Urban Design Criteria; • HMO Subject Plan and Guidance documents; • Impact on amenity; and • Other considerations.
9.2	The Strategic Planning Policy Statement (SPPS) sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3 and PPS7 remain applicable under ‘transitional arrangements’.
9.3	<u>Principle of Development</u>
9.4	Section 6(4) states that Section 6(1) of the Planning Act (NI) 2011 states that ‘where in making any determination under this act, regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
9.5	Section 45 of the Planning Act (NI) 2011 provides that where an application is made for planning permission, the council in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.
	The proposal has also been assessed against QD 1 of PPS 7. The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. PPS6 is also a significant consideration in this case as there are a number of listed buildings within close proximity to the site including Bradbury Buildings (HB26/30/074), 2-6 Bradbury Place, (HB26/30/075), Crescent Arts Centre (HB26/27/016), Moravian Church (HB26/28/004) the Crescent Church

9.6	<p>(HB26/27/010) and deconsecrated Methodist Church (HB26/28/006), which are of special architectural and historic importance and are protected by Section 80 of the Planning Act (NI) 2011. Due to the student housing nature of the proposal, the Belfast HMO subject plan, Planning and Place Advice Note: Purpose Built Managed Student Accommodation, BELFAST: A LEARNING CITY A framework for student housing and purpose built student accommodation are also material considerations.</p>
	<p><u>BMAP and the Urban Design Criteria</u></p>
9.7	<p>The site is not subject to any zoning within BMAP and is therefore identified as 'whiteland'. The site falls within a character area – Shaftesbury Square under designation CC013 (page 36). This sets out a general criteria that proposals shall take account of adjoining buildings, and goes on to state under the first bullet point of 'street frontages' states that:</p>
9.8	<p><i>part of any development which fronts onto Dublin Road or Bradbury Place shall be a minimum building height of 5 storeys, or 17 metres to ..shoulder height, and a maximum height of 7 storeys;</i></p>
	<p>The proposal has been revised from the original submission. The amended scheme comprises a layout of two connected blocks – a front block 6 storeys in height, with a rear block 11 storeys in height (ridge 32.8m). The building would occupy the entire site, with 2 retail units, a reception area, 5 parking spaces, bin and cycle storage space at ground floor. A film and social room, cafe/recreation space, reception and office, laundry and plant room are included at first floor with two outdoor amenity areas at second floor.</p>
9.9	<p>In assessing the scale, form, massing and design of the proposal and impact on the character of the area and setting of listed buildings, consultation has been undertaken with an independent urban design consultant and Historic Environment Division. The site is located within the middle of a continuous frontage of non-residential uses with listed buildings at either end of the terrace. The built form generally low scale adjacent to the public footpath with buildings either single or two storeys in height, save for a three storey building immediately adjacent to the site. Towards the rear of the terrace some of the buildings increase to 3 storeys. Buildings have a narrow frontage and there is a mix of materials and finishes evident. Buildings on the opposite side of Bradbury Place are of higher scale, and generally 3.5-4 storeys in height adjacent to the public footpath.</p>
9.10	<p>The front block would, in height terms, partly accord with the requirements in BMAP, notwithstanding the fact that these heights are not evident within this terrace. However the scale and massing of the rear 11 storey block are considered to be out of keeping with the character of the area and the relatively low scale of neighbouring buildings and would be visually incongruous within the local context from various critical viewpoints. 3d/Visuals were provided following receipt of the consultation response from Historic Environment Division. These details, which include some of the critical local viewpoints, and additional supporting information have been fully considered in the assessment of this aspect. There is no precedent for the building height proposed – either existing or through planning history within this terrace. No material considerations have been identified to warrant justification of the proposed scale and massing at this location. Notwithstanding the increased</p>

9.11	<p>scale of buildings on the opposite side of Bradbury Place, this frontage is continuous with similar uniformity in height. This increased scale is not justification for the excessive height of the proposal – roughly 3 times the storeys of the buildings opposite the site. The fenestration is also considered unacceptable as the double height plinth is uncharacteristic of the terrace and the proposal does not respect the narrow rhythm of the terrace.</p>
	<p>The agent has cited other approvals within the Shaftsbury character as justification for the height and scale of the proposal. These relate to approvals on the Dublin Road. Whilst it is accepted that these are within the same character area as the application site approval, it is considered these approvals do not sit on all fours with the proposal.</p>
	<p>LA04/2015/1175/F 78-86 Dublin Road – replaced a three storey building however the site is adjacent to buildings of much higher scale – the scale of adjoining buildings was a significant consideration in that case. Other buildings on Dublin Road opposite the site were subject to historical approvals for increased building height which predate the introduction of BMAP.</p>
	<p><u>HMO Subject Plan 2015</u></p>
9.12	<p>The site is located outside of any HMO Policy nodes or policy areas identified within the subject plan. The principal of HMO development however must be assessed against the criteria set out in HMO7 below.</p>
9.13	<p>The proposal has been assessed against Policy HMO 7 of the HMO Subject Plan. This policy sets out 5 criteria which must be met in order to be acceptable. All criteria except for the landscaping and amenity provision are met. The scheme is in excess of 50 units. All units are self-contained, the proposal is not located in a primarily residential area; and provision is made for the appropriate management. However the applicant has failed to demonstrate ample landscaping and amenity space. The proposal includes two amenity room areas providing 195.5 sqm of internal amenity space, in addition to two separate external courtyards approx 126sqm and 103sqm</p>
9.14	<p>at 3rd floor level. Based on the proposed 271 students, amenity space provision equates to 1.57 sqm per unit. This is considered inadequate and the proposal therefore fails to comply with this aspect of HMO 7.</p>
	<p><u>Assessment against Planning & Place on PBMSA</u></p>
9.15	<p>Planning and Place’s advice note document titled ‘Purpose Built Managed Student Accommodation’ is Belfast City Council’s first step as a planning authority to respond to the SPSS stated objective that the planning system should secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. Whilst guidance and not planning policy, it is still a material consideration. The policy sets out six criteria which all applications for PBMSA proposals should adhere to.</p>
9.16	<p>Criteria (a) In regards to the first criterion the development is approximately 0.5 miles / 800 metres of the main University Buildings of Queens University. Public Transport bus routes are located beside the site with train access in close proximity. It is</p>

	considered suitably located and therefore complies with criterion (a).
9.17	<p>Criteria (b)</p> <p>Requires the need to assess the proposal in relation to policy designations specific to the City Centre. The proposal is located within the City Centre, and the Shaftesbury Square Character Area. The proposal, as detailed under paragraph 9.8-10, is considered contrary to the Urban Design Criteria and PPS6 as it would comprise the setting of listed buildings in the locality. In regards to other policy designations in the city centre the site is not located within a wholly residential area given the surrounding land uses. The proposal fails to comply with criterion (b).</p>
9.18	<p>Criteria (c) / QD1 PPS7</p> <p>In regards to criterion (c) it is not considered that the layout, design and facilities provided within the development are of high standards.</p>
9.19	<p>In relation to the internal layout, the majority of units would have poor outlook to the rear alleyway or internal courtyard area. Separation distances between the front and rear block are 9.7m and will result in limited separation distance resulting in limited daylighting for internal units between 3rd and 6th floors in particular. In terms of open space provision, it is acknowledged that 'Creating Places- Achieving Quality in New Residential Developments' suggests that adequate provision would range from 10-30 sq metres, with inner urban areas tending towards the lower end figure. No external space provision is proposed, rather internal amenity room areas. The applicant has failed to demonstrate adequate amenity space for prospective residents as also discussed at 9.10. It is therefore considered that the proposal is contrary to criterion (c).</p>
9.20	
9.21	<p>The accommodation proposed is in accordance / generally exceeds the standards set out in NI Housing Executive HMO standards – single rooms are approximately 15sqm (6.5sqm NIHE standard) Provision is therefore compliant with space standards.</p>
9.22	<p>Criteria (d)</p> <p>Criterion (d) states that development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area. The development is not located within a predominately residential area. The proposal would not compromise the amenity of neighbouring properties given their non-residential use. The proposal would however compromise the visual amenity of the immediate locality and setting of listed building due to the excessive height proposed as discussed above.</p>
9.23	
9.24	<p>The guidance document refers to the cumulative impact and how an overconcentration of student housing relative to the wider community can lead to an imbalance, ultimately resulting in harm to residential amenity. It is not considered that the proposal will result in an unacceptable level of intensification in the locality in this case.</p>
9.25	<p>Criteria (e)</p> <p>Requires that the development has appropriate management in place to create a positive and safe living environment or students whilst minimising any potential negative impact from occupants. The management plan sets out the procedures to</p>

	<p>be put in place.</p>
9.26	<p>The management plan addresses main points raised under criterion (e). It could be secured by a Section 76 Agreement and, as mentioned previously, The management plan includes the staffing and management of the development; allocation procedures; ingress and exit policy for students at commencement and end of tenancy period; student behaviour; fire strategy; maintenance and complaints strategy.</p>
9.27	<p>With use of a Section 76 Agreement it is considered that the management plan could be sufficiently comprehensive to ensure that impacts to neighbouring land uses and prospective residents will be minimal.</p>
9.29	<p>Criteria (f) Planning applications should be accompanied by evidence supporting the need for the type and quantum of PBSMA proposed. Reference is made in the supporting planning statement to the PBMSA document, however no information to demonstrate compliance, include an assessment of need appears to have been provided – the document is referred to and main criteria listed only at 4.11.</p>
9.30	<p>No quantitative information has been provided to demonstrate a need for the student accommodation. No university support appears to be provided or details of waiting lists for accommodation. It is important to note that ‘demand’ is not the same as ‘need’. In defining ‘need’ the judgement of the Court of Appeal in the case of ‘The Queen (on the application of Cherkley Campaign Limited) v Mole Valley District Council and Another (2014)’. It was stated the word ‘need’ was capable of encompassing necessity at one end of the spectrum and demand or desire at the other, and its particular meaning was dependent on context.</p>
9.31	<p>The PBMSA guidance acknowledges in paragraph 2.4 that the proportion of available PBMSA is considerably lower than elsewhere in the UK. Paragraph 6.30 states that it could be argued there is an unmet need...however there is risk of oversupply following an influx of such applications.</p>
9.32	<p>On balance it is considered there is a need for PBMSA and determining weight in this regard is afforded to compliance with policies to increase city centre residential provision and that the PBSA acknowledges an unmet need. It is also considered reasonable that the proposal could offset demand within HMO policy areas.</p>
9.34	<p><u>Noise / Public Health</u></p> <p>Environmental Health Service raised concerns regarding potential inward noise impacts on future users of the development from nearby public houses and non-residential uses. A noise assessment was subsequently submitted to assess the impact on the proposal. Following assessment of these details Environmental Health offered no objections to the proposal. The proposal is also considered acceptable in terms of air quality, contamination, and related matters.</p>
	<p><u>Bin Storage</u></p> <p>In regards to bin storage, the applicant has shown one defined area within the lower ground floor layout. Building Control was consulted on the application and</p>

9.35	<p>identified this provision is inadequate. The agent considers this can be adequately addressed through effective management. However, if Committee was minded to approve this proposal it is recommended that a negative condition is attached to ensure an adequate waste management strategy is delivered for the collection and disposal of waste.</p> <p><u>Fire Safety</u></p>
9.36	<p>Building Control confirm that there appears to be sufficient development opportunity within the footprint of the proposed building to comply with the Building Regulations (NI) 2012 in respect to Fire Safety.</p> <p><u>Traffic and Parking</u></p>
9.37	<p>The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking and associated policy. Transport NI has accepted that the proposal will not prejudice road safety or inconvenience the flow of traffic and there is adequate car parking, and offered no objections. This is considered determining in relation to these matters.</p> <p><u>Historic Monuments</u></p> <p>Historic Monuments Unit has considered the impacts of the proposal and is content, conditional on the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6. Accordingly the proposal is considered compliant with PPS6 in this regard.</p> <p><u>Land Contamination</u></p> <p>An Environmental Site Assessment has been submitted in support of the application. Environmental Health and Waste Management (Land and Groundwater Team) were consulted on the details of this report. Following assessment both consultees have no objection to the proposed development subject to conditions and/or informatives. Respective opinions are considered determining in relation to contamination issues and accordingly the proposals are acceptable in this regard.</p> <p><u>Retail</u></p> <p>The proposal includes two retail units at ground floor. The principal policy considerations are set in the SPPS and BMAP. The site, whilst within the city centre, is located outside of the primary retail core. Given the historic retail uses in this locality and city centre location, retail use is considered acceptable.</p> <p><u>Representations:</u></p> <p>2 representations have been received objecting on the basis of inappropriate location for student accommodation, loss of existing business, traffic, security, and impact on electricity grid to the rear of the site.</p>

	<p>These issues have all been considered in the above assessment.</p> <p><u>Developer Contributions</u></p> <p>The developer / landowner and the agent have not indicated if they would provide satisfactory contributions, had the application been recommended for approval.</p>
10.0	<p>Summary of Recommendation: Refusal</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will cause demonstrable harm to the interests of acknowledged importance. Refusal is therefore recommended.</p>
<p>Neighbour Notification Checked Yes</p>	
<p>Conditions/Reasons for Refusal:</p> <ol style="list-style-type: none"> 4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Belfast Metropolitan Area Plan 2015, the Belfast HMO Subject Plan, and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that it would, if permitted, cause unacceptable damage to the character of the area due to the uncharacteristic and inappropriate height, scale, massing and design and fails to provide adequate outlook and amenity space for prospective residents. 5. The proposal is contrary to policy BH11 of the Department's Planning Policy Statement 6 in that insufficient information has been provided to demonstrate that the proposal would not, if permitted, adversely affect the setting of a listed buildings. <p>Delegation of final refusal reasons to the Director of Planning and Place is requested.</p>	

ANNEX

Date Valid

6th May 2016

Date First Advertised

20th May 2016

Date Last Advertised

30th September 2016

Details of Neighbour Notification (all addresses)

1,9 , 1,10 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
11, 13 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
15, 17, 19, 19a, Botanic Avenue, Malone Lower, Belfast, Antrim, BT7 1JG,
2 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
2,11 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
20-22, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1RS,
21, 23, 3-31, 24-28, 25-41, 27, 29 Botanic Avenue, Malone Lower,
29 Joy Street Town Parks Belfast
3 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
3,11 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
3,9 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
36, 37, 37-39, 38 Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1RT,
41, 43, 44, 40-42, 46, 46a, 46b, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1RT,
5-7, Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
51, 53 Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1RR,
8, 9 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
-11, Botanic Avenue, Malone Lower, Belfast, Antrim, BT7 1JG,
The Owner/Occupier,
Flat 1,4 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
The Owner/Occupier,
Flat 10, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
The Owner/Occupier,
Flat 11, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
The Owner/Occupier,
Flat 3, 12-39, Tollgate House, Bradbury Place, Malone
Flat 2,4 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 3,4 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 4,10 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 4,4 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 4, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
Flat 40 - 55, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
Flat 5,10 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 5,4 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 5, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
Flat 50, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
Flat 6,10 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 6, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
Flat 7,10 Lower Crescent, Malone Lower, Belfast, Antrim, BT7 1NR,
Flat 7, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
Flat 8, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,

Flat 9, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,
Flat 2, Tollgate House, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1PH,

Date of Last Neighbour Notification

28th September 2016

Date of EIA Determination

N/A

ES Requested

No

Planning History

Ref ID: Z/1993/2589

Proposal: Alterations to premises including external link corridor

Address: 24-28 BRADBURY PLACE (MCDONALDS RESTAURANT) BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/2004/2883/F

Proposal: Alterations to front and rear elevations for new laser eye clinic.

Address: 24 Bradbury Place, Malone Lower, Belfast, Northern Ireland, BT07 1RS

Decision:

Decision Date: 24.03.2005

Ref ID: Z/1974/0453

Proposal: CHANGE OF USE TO SELF SERVICE RESTAURANT AND RETAIL BREAD SHOP

Address: 26-28 BRADBURY PLACE

Decision:

Decision Date:

Ref ID: Z/1991/2692

Proposal: Erection of new shop premises

Address: 30 BRADBURY PLACE, BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1992/2276

Proposal: Erection of fish and chip restaurant and take away

Address: 30 BRADBURY PLACE BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1985/0781

Proposal: CONVERSION TO RESTAURANT

Address: 34 BRADBURY PLACE, BELFAST

Decision:
Decision Date:

Ref ID: Z/1993/2740
Proposal: Installation of new shopfront
Address: 32-34 BRADBURY PLACE BELFAST BT7
Decision:
Decision Date:

Ref ID: Z/1993/2296
Proposal: Change of use of part of existing restaurant to hot-food
carryout
Address: 32-34 BRADBURY PLACE BELFAST BT7
Decision:
Decision Date:

Ref ID: Z/1979/0979
Proposal: EXTENSION TO SHOP AND ALTERATIONS
Address: 36 BRADBURY PLACE, BT7
Decision:
Decision Date:

Ref ID: Z/1998/2990
Proposal: Change of use from retail unit to restaurant with take-away facility.
Address: 36 BRADBURY PLACE, BELFAST BT7
Decision:
Decision Date:

Ref ID: Z/1996/2657
Proposal: Installation of new shopfront
Address: 36 BRADBURY PLACE BELFAST BT7
Decision:
Decision Date:

Ref ID: Z/2000/2454/F
Proposal: Change of use from sit-in/ carry-out food outlet to restaurant and change of
shopfront.
Address: 38 Bradbury Place BT7 1RT
Decision:
Decision Date: 11.01.2001

Ref ID: Z/2000/2453/A
Proposal: Replacement of existing shopfront projecting sign and restaurant sign
Address: 38 Bradbury Place, Malone Lower, Belfast, Northern Ireland, BT07 1RT

Decision:

Decision Date: 08.01.2001

Ref ID: Z/1995/2203

Proposal: Change of use from vacant shop to sit in/ carryout fast food outlet

Address: 38 BRADBURY PLACE, BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/2004/2570/F

Proposal: Proposed change of use of premises from retail use to restaurant.

Address: 40-42 Bradbury Place, Malone Lower, Belfast, Northern Ireland, BT07 1RT

Decision:

Decision Date: 28.02.2005

Ref ID: Z/1999/2813

Proposal: New shop front

Address: 44 BRADBURY PLACE, BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1996/2826

Proposal: Shop sign and projecting sign

Address: 44 BRADBURY PLACE, BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1996/2827

Proposal: Change of use from restaurant to restaurant with hot food takeaway facility

Address: 44 BRADBURY PLACE, BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1988/3245

Proposal: Erection of restaurant

Address: 44 BRADBURY PLACE BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1994/2148

Proposal: Alteration and refurbishment including installation of new shopfront

Address: 44 BRADBURY PLACE BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1986/0547

Proposal: REDEVELOPMENT OF SHOP PREMISES

Address: 44 BRADBURY PLACE, BT7

Decision:

Decision Date:

Ref ID: Z/1990/3090

Proposal: 3 storey extension to rear of existing restaurant premises

Address: 44 BRADBURY PLACE, BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1987/0596

Proposal: Erection of three storey building for use as restaurant/club/bar

Address: 44 BRADBURY PLACE BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1990/2882

Proposal: Extension and alteration to premises

Address: 24-28 BRADBURY PLACE BELFAST

Decision:

Decision Date:

Ref ID: Z/2013/0608/F

Proposal: Proposed change of use from fast food outlet to coffee shop and amusement arcade on the ground floor only (Amended Plans)

Address: 24-28 Bradbury Place, Belfast, BT7 1RQ,

Decision: PG

Decision Date: 25.09.2013

Ref ID: Z/2002/0510/F

Proposal: Proposed walk up window for the purpose of night service, operating between the hours of midnight to 4am. Located in an existing shopfront window.

Address: McDonalds Restaurant, 24-28 Bradbury Place, Belfast, BT7 1RS

Decision:

Decision Date: 11.11.2002

Drawing Numbers and Title

01, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 20

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: