

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 November 2016	
Application ID: LA04/2016/1104/F	
Proposal: Erection of 2 no. replacement restaurants/bars and 112 no. apartments (19 storey)	Location: 54 Pilot Street and 19-22 Princes Dock Street Belfast BT1 3AH
Referral Route: Major application	
Recommendation:	Refusal
Applicant Name and Address: BDO Lindsay House 10 Callendar Street Belfast BT1 5BN	Agent Name and Address: MBA Planning 1st Floor, 4 College House, Citylink Business Park, Belfast, BT12 4HQ
Executive Summary:	
<p>The proposal is for the erection of 2 no. replacement restaurants/bars and 112 no. apartments (19 storey). The details repeat that previously approved by the former Department. The proposal is 57.28m to ridge, and comprises 19 floors of accommodation with lift/plant floor above. Two basement levels include 112 car parking spaces and storage units for residents use. A resident's gym is proposed at first floor, with 112 apartments proposed at 2nd - 17th floors with roof garden and plant floor above. A mix of apartment sizes are proposed comprising 6 x 3-bed, 30 x 1 bed, and 76 x 2-bed apartments.</p> <p>The application site, which extends to 0.19ha, is currently occupied by two vacant public houses (Pat's Bar / Rotterdam Bar) and also includes part of Barrow Square, an area of public realm associated with the Clarendon Dock development.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Impact on amenity / character of the area and a listed building; - Design and layout of the proposed accommodation; - Impact on transport and other infrastructure. <p>The proposal is a renewal of previously approved scheme under reference Z/2010/0598/F, granted on 31st August 2011. This approval was subject to time limit under the 1991 Order of 5 years. It was extant at the time of submission, but expired in August 2016.</p> <p>The scale and massing of the proposal is significant, however this as previously approved and was deemed acceptable given the context of existing and approved large scale buildings within the locality of the site. Accordingly impact on character of the area remains acceptable. All apartments have an acceptable outlook towards the public street or adjacent public realm areas</p>	

and is therefore acceptable. The size of the units proposed accord with the requirements of the addendum to PPS7 and are also therefore acceptable. The level of amenity space provision remains as previously approved and is also therefore acceptable. Materials are also as previously approved and are therefore acceptable. Policy requirements as stipulated in PPS7 and PPS8 have not altered since the previously application was approved.

The proposal will have no greater impact on the setting of any listed buildings than the previously approved scheme as it replicates these details. HED have no objections to the application. Accordingly the proposal is deemed compliant with PPS6.

The proposal will have no greater impact on open space than the previously approved scheme as it replicates these details. Accordingly the proposal is deemed compliant with PPS8.

The plan identifies the site as an existing employment use and the proposal would therefore, if approved, involve loss of employment space. PPS4 was in place at the time of the previous decision, and it was deemed that the merits of the proposal outweighed the loss of what is a small area of the overall zoning. Given the previous decision and that there has been no revision to this policy, there is no justification for deviating from this approach.

Transport NI, Department of Agriculture, Environment and Rural Affairs, Rivers Agency, Environmental Health and Belfast City Airport have all responded in June/July 2016 requesting additional information to assess the application. This information was requested in writing from the agent on 18th August by email, with further reminders issued by letter on 25th August 2016 and 21st October 2016. No response has been received and accordingly refusal of the application is recommended on the basis of lack of adequate information to fully assess the proposal.

A Pre Application Community Consultation Report has been submitted in support of this application and is considered to meet the statutory requirements.

One representation has been received raising issues regarding impact of traffic, excessive height of the building and impact of character, and noise and disruption from the construction process.

Refusal of the application is recommended for the following reasons:

1. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 7 in that insufficient and inadequate information has been provided to demonstrate a satisfactory methodology in the identification and mitigation of the unacceptable risks posed by contamination of the site.
2. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 7 in that insufficient and inadequate information has been provided to demonstrate that the amenity of existing and prospective residents would not be adversely affected due to noise, odours, and activities associated with non-residential uses.
3. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 7 in that insufficient and inadequate information has been provided to demonstrate that the amenity of existing and prospective residents would not be adversely affected due to air quality in the locality.
4. The proposal is contrary to the Strategic Planning Policy Statement in that no measures have been demonstrated to adequately safeguard civil aviation in proximity to the site.
5. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 15 FLD1, FLD3, and FLD 5 in that insufficient information has been provided to

demonstrate that the proposal would not be adversely affected by flood risk.

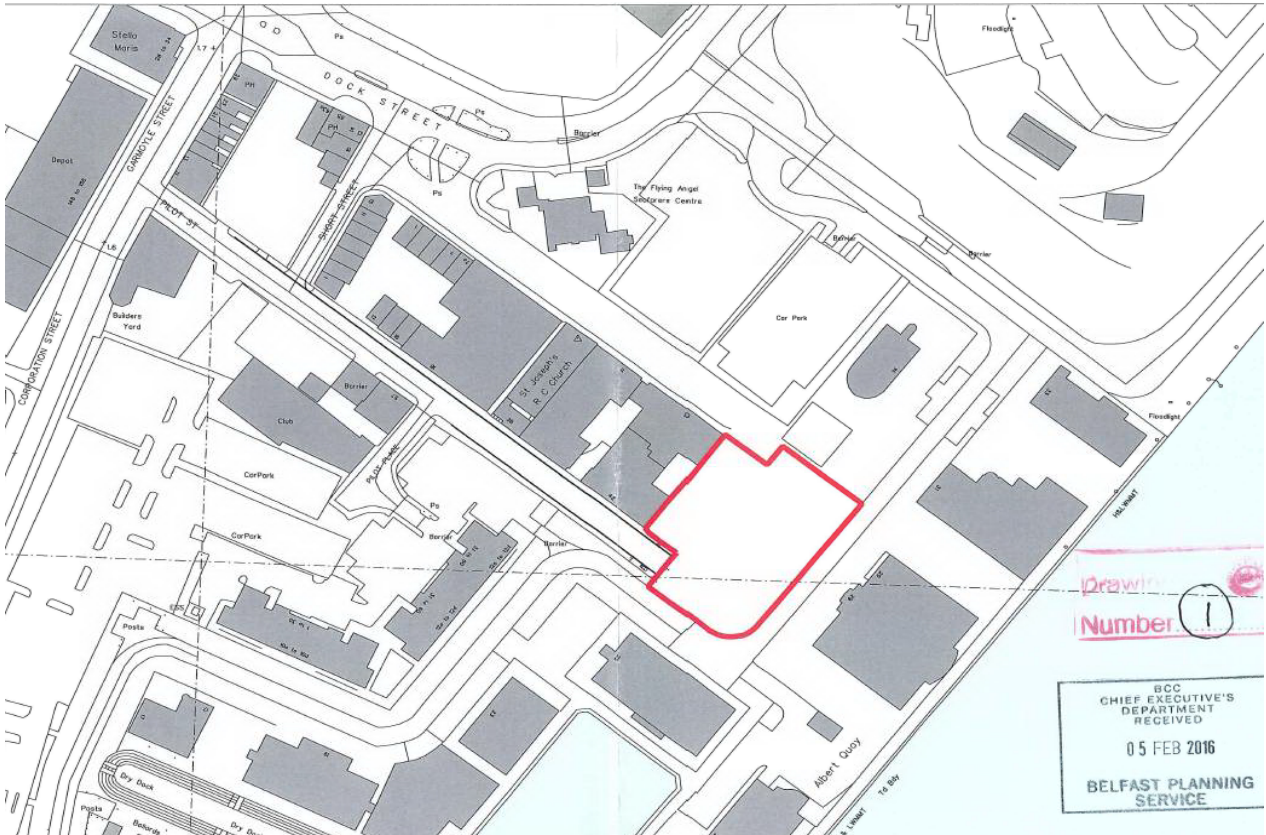
Subject to clarification with Transport NI, the following additional refusal reason may also be applicable:

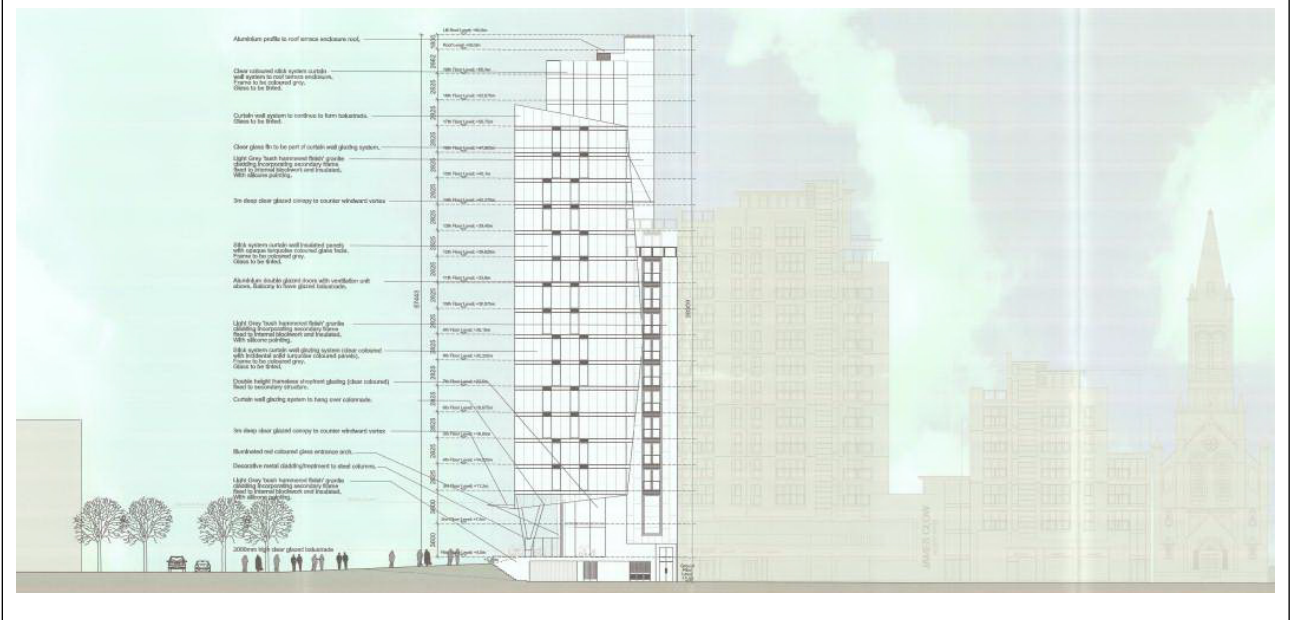
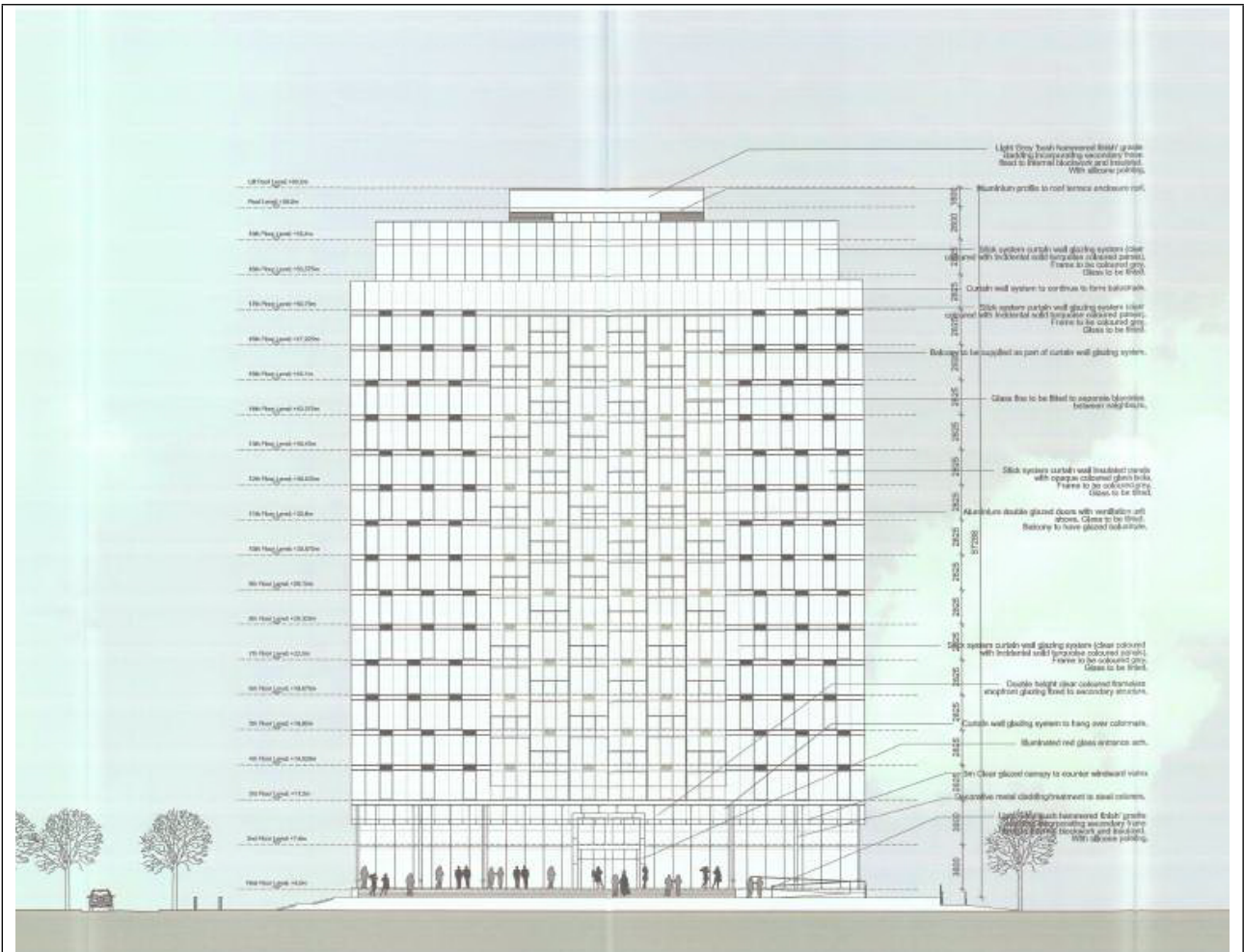
6. The proposal is contrary to the Department's Planning Policy Statement 3: Access, Movement and Parking, in that it has not been demonstrated that the proposal would provide a satisfactory means of access and adequate facilities for parking and service vehicles as part of the development.

Delegation of final reasons for refusal to Director of Planning & Place requested.

Case Officer Report

Site Location Plan







Representations:	
Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Neighbour Notification Checked	Yes

Characteristics of the Site and Area	
1.0	Description of Proposed Development Erection of 2 no. replacement restaurants/bars and 112 no. apartments (19 storey)
2.0	Site Description The application site, which extends to 0.19ha, is currently occupied by two vacant public houses (Pat's Bar / Rotterdam Bar) and also includes part of Barrow Square, an area of public realm associated with the Clarendon Dock development. The application site is located to the north of the city centre in the Clarendon Dock area. The site has vehicular access via Pilot Street to the south & Princes Dock Street to the north, with pedestrian access from Barrow Square. The immediate surrounding area consists of a mix of residential and commercial office developments with a recently completed apartment development (James Clow Building -14 storey) adjacent to the western boundary of the site. The M3 Harbour Bridge is located to the south of the application site. St Joseph's Church which is a listed building is located to the north west of the James Clow building along Pilot Street and is approximately 50m from the application site.
3.0	Relevant Planning History Ref. Z/2001/2951/F - Proposed 9 storey office block with associated car parking provision at lower ground and mezzanine levels at Approx. 16-18 Princes Dock Street, portion of site between St Josephs and abutting Pats/Rotterdam pubs-between Pilot &

	<p>Princes Dock Street, Belfast, BT1 3AA. Approved planning permission: 27-JAN-2004</p> <p>Ref. Z/2007/1024/F- Proposed demolition of existing 2no public houses and construction of 58no private apartments above 2no replacement public houses with 4 levels of basement carpark. (Amended Plans) at 54 Pilot Street and No's 19-22 Princes Dock Street, Belfast, BT1 3AH Approved planning permission: 14/08/2008</p> <p>Ref ID: Z/2010/0598/F Proposal: Erection of 2no replacement restaurant/bars and 112no apartments. Address: 54 Pilot Street and 19-22 Princes Dock Street Decision: Approved Decision Date: 01.09.2011</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 6: Planning, Archaeology and the Built Environment Planning Policy Statement 7: Quality Residential Environments PPS8: Open Space, Sport & Outdoor Recreation; PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards</p>
5.0	Statutory Consultee Responses
	<p>Transport NI – further information required; DAERA – further information required; Rivers Agency – further information required; NI Water – No objections</p>
6.0	Non Statutory Consultee Responses
	<p>Environmental Health – further information required Belfast City Airport – further information required</p>
7.0	Representations
	<p>The application has been neighbour notified on 6 September 2016 and advertised in the local press on 9 September 2016. One representation has been received.</p>
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Impact on amenity / character of the area and a listed building; - Design and layout of the proposed accommodation; - Impact on transport and other infrastructure.

	Policy Considerations:
9.2	Policy SFG3 of the RDS seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities. This policy states 'Belfast City Centre has developed its regional shopping offer. A precautionary approach needs to be continued in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area'.
9.3	The 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.
9.4	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 paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.
9.5	PPS6 is a material consideration due to the proximity of a listed building. PPS7 and DCAN 7 are considerations due to the nature of the proposal and uses. PPS 8 is also material as the proposal affects/includes open space.
9.6	The site straddles the city centre and harbour areas within BMAP. The city centre portion is identified at whiteland, however this would constitute public open space in accordance with the definition set out in PPS8. The north-western portion of the site currently occupied by the former public houses, falls within the harbour area. It is within an area zoned as a Major area of existing Employment/Industry in the Belfast Metropolitan Area Plan 2015.
	Proposal and Site History:
9.7	The proposal is a renewal of previously approved scheme under reference Z/2010/0598/F, granted on 31st August 2011. This approval was subject to time limit under the 1991 Order of 5 years. It was extant at the time of submission, but expired in August 2016. The following site history is also of relevance: Ref. Z/2001/2951/F - Proposed 9 storey office block with associated car parking provision at lower ground and mezzanine levels at Approx. 16-18 Princes Dock Street, portion of site between St Josephs and abutting Pats/Rotterdam pubs-between Pilot & Princes Dock Street, Belfast, BT1 3AA. Approved planning permission: 27-JAN-2004 Ref. Z/2007/1024/F- Proposed demolition of existing 2no public houses and construction of 58no private apartments above 2no replacement public houses with 4 levels of basement carpark. (Amended Plans) at 54 Pilot Street and No's 19-22 Princes Dock Street, Belfast, BT1 3AH Approved planning permission: 14/08/2008
9.8	The proposal details repeat that previously approved by the former Department. The proposal is 57.28m to ridge, and comprises 19 floors of accommodation with lift/plant floor above. Two basement levels include 112 car parking spaces and storage units for residents use. A resident's gym is proposed at first floor, with 112 apartments proposed at 2nd - 17th floors with roof garden and plant floor above. A mix of apartment sizes are proposed comprising 6 x 3-bed, 30 x 1 bed, and 76 x 2-bed apartments.

	Design, Character and Amenity
9.9	<p>The scale and massing of the proposal is significant, however this as previously approved and was deemed acceptable given the context of existing and approved large scale buildings within the locality of the site. Accordingly impact on character of the area remains acceptable. All apartments have an acceptable outlook towards the public street or adjacent public realm areas and is therefore acceptable. The size of the units proposed accord with the requirements of the addendum to PPS7 and are also therefore acceptable. Given the similarity to the previous application no greater impact on the amenity of neighbouring properties in terms of dominance, overshadowing, or loss of privacy. The level of amenity space provision remains as previously approved and is also therefore acceptable. Materials are also as previously approved and are therefore acceptable. Policy requirements as stipulated in PPS7 and PPS8 have not altered since the previously application was approved.</p> <p>PPS6 – Listed Building</p>
9.10	<p>The proposal will have no greater impact on the setting of any listed buildings than the previously approved scheme as it replicates these details. HED have no objections to the application. Accordingly the proposal is deemed compliant with PPS6.</p> <p>PPS8 – Public Space Impact</p>
9.11	<p>The proposal will have no greater impact on open space than the previously approved scheme as it replicates these details. Accordingly the proposal is deemed compliant with PPS8.</p> <p>PPS4 – Employment & Industry</p>
9.12	<p>The plan identifies the site as an existing employment use and the proposal would therefore, if approved, involve loss of employment space. PPS4 was in place at the time of the previous decision, and it was deemed that the merits of the proposal outweighed the loss of what is a small area of the overall zoning. Given the previous decision and that there has been no revision to this policy, there is no justification for deviating from this approach.</p> <p>Consultation Responses</p>
9.13	<p>In accordance with standard procedures, consultation was undertaken with relevant organisations regarding the proposal. Consultations were issued to Transport NI, NI Water, Department of Agriculture, Environment and Rural Affairs, Rivers Agency, Historic Environment Division, Environmental Health and Belfast City Airport.</p>
9.14	<p>Transport NI, Department of Agriculture, Environment and Rural Affairs, Rivers Agency, Environmental Health and Belfast City Airport have all responded in June/July 2016 requesting additional information to assess the application.</p>
9.15	<p>Transport NI have responded seeking further information in relation to five issues including the access arrangements, travel plan, servicing arrangements, and Private Street issues.</p>
9.16	<p>Clarification has been sought in relation to the access and PSD issue given the previous approval, however this has not been provided at the time of writing. A travel plan was provided and conditioned under the previous approval. No updated travel plan has been provided with the current application. Servicing arrangements were not previously</p>

	<p>conditioned or provided and accordingly it is considered details on this matter are considered necessary.</p>
9.17	<p>Department of Agriculture, Environment and Rural Affairs require submission of an updated Contamination Report and a Construction Method Statement. The contamination information requires review and updating as new guidelines have been adopted since the previous report for the earlier application. The construction method statement is a new consultation requirement and was not included within the previous application.</p>
9.18	<p>Environmental Health reviewed detailed provided under the previous application and advise that, in addition to updated contamination information (as discussed above), the Air Quality Impact should be reviewed and amended to include new Air Quality Guidelines and changes in air quality since 2009/2010.</p> <p>The Noise Report should be updated for new layout and location of plant rooms and servicing equipment and supporting plant e.g. air condition, air handling units, boiler plant etc. The noise information also needs to take account of current background noise levels and associated environmental parameters at the present time, as these may have changed from the previous assessment. The details and specification of the any ventilation system to the restaurant/bars should be included in the plans. The plan should include the proposed odour abatement system including the location of the ducting relation to the apartment building.</p>
9.19	<p>Rivers Agency have requested additional information in order to address policy requirements set out at FLD1 – submission of a flood risk assessment, FLD3 – submission of a drainage assessment, and FLD5 – development in proximity to Reservoirs. The submission of this information is a policy requirement, and was introduced in September 2014. This was published after the previous application was approved and thus submission and assessment of the information is necessary.</p>
9.20	<p>Belfast City Airport advise that the proposal conflicts with safeguarding criteria as it infringes one of the obstacle limitation surfaces.</p> <p>They require the developer/applicant to install aviation warning lights on top of the structure. These lights should be medium intensity (2,000 candela +/- 20%) steady red and should be so arranged to indicate the highest point or edges of the structure nearest the flight path.</p> <p>These details require inclusion within the proposed plans. BCA were not previously consulted, and given the nature of the response it is considered necessary to ensure adequate details are provided to safeguard air traffic before a decision is made.</p> <p>This information was requested in writing from the agent on 18th August by email, with further reminders issued by letter on 25th August 2016 and 21st October 2016. No response has been received and accordingly refusal of the application is recommended on the basis of lack of adequate information to fully assess the proposal.</p> <p>Pre-Community Consultation</p>
9.21	<p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p>

9.22	Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2015/1312/PAN) was submitted to the Council on 5th November 2015.
9.23	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
9.24	A Pre Application Community Consultation Report has been submitted in support of this application and is considered to meet the statutory requirements.
	Representations
9.25	One representation has been received raising issues regarding impact of traffic, excessive height of the building and impact of character, and noise and disruption from the construction process. The design and impact on character of the area have been deemed acceptable as discussed above due to the previous approval. The remaining issues require assessment by the various consultees through the submission of additional information. No representations from any elected members have been received.
	Other Matters
9.26	Developer Contributions
	The developer / landowner and the agent have not indicated if they would provide satisfactory contributions, had the application been recommended for approval.
9.27	Refusal of the application is recommended following the above assessment.

Reasons for Refusal:

1. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 7 in that insufficient and inadequate information has been provided to demonstrate a satisfactory methodology in the identification and mitigation of the unacceptable risks posed by contamination of the site.
2. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 7 in that insufficient and inadequate information has been provided to demonstrate that the amenity of existing and prospective residents would not be adversely affected due to noise, odours, and activities associated with non-residential uses.
3. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 7 in that insufficient and inadequate information has been provided to demonstrate that the amenity of existing and prospective residents would not be adversely affected due to air quality in the locality.
4. The proposal is contrary to the Strategic Planning Policy Statement in that no measures have been demonstrated to adequately safeguard civil aviation in proximity to the site.
5. The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 15 FLD1, FLD3, and FLD 5 in that insufficient information has been provided to

demonstrate that the proposal would not be adversely affected by flood risk.

Subject to clarification with Transport NI, the following additional refusal reason may also be applicable:

6. The proposal is contrary to the Department's Planning Policy Statement 3: Access, Movement and Parking, in that it has not been demonstrated that the proposal would provide a satisfactory means of access and adequate facilities for parking and service vehicles as part of the development.

Delegation of final reasons for refusal to Director of Planning & Place requested.

ANNEX	
Date Valid	26th May 2016
Date First Advertised	10th June 2016
Date Last Advertised	1st July 2016
Details of Neighbour Notification (all addresses) The Owner/Occupier, 17 Princes Dock Street, Town Parks, Belfast, Antrim, BT1 3DS, The Owner/Occupier, 25 Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG, The Owner/Occupier, 25 Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG, The Owner/Occupier, 31A Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG, The Owner/Occupier, 40 Pilot Street, Town Parks, Belfast, Antrim, BT1 3AH, The Owner/Occupier, 42 Pilot Street, Town Parks, Belfast, Antrim, BT1 3AH, Stephen Megarity Apartments, Pilot Street, Belfast, Antrim, Northern Ireland, BT1 3EP Apartments 15 Princes Dock Street, Town Parks, Belfast, Antrim, BT1 3DS, Apartments Pilot Street, Town Parks, Belfast, Antrim, BT1 3EP, Princes Dock, 14 Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG, Waterside Tower, 31 Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG,	
Date of Last Neighbour Notification	23rd June 2016
Date of EIA Determination	n/a
ES Requested	No
Planning History Ref ID: Z/1992/2758 Proposal: Construction of a mixed use development of office residential and mixed commercial buildings with internal roads and associated parking Address: LAND AROUND CLARENDON BUILDING (LAGANSIDE NEW OFFICES) CLARENDON ROAD, BELFAST BT1 Decision: Decision Date: Ref ID: Z/1992/2758R Proposal: Construction of service road and associated landscaping Address: LAND AROUND CLARENDON BUILDING (LAGANSIDE NEW OFFICES) CLARENDON ROAD, BELFAST BT1 Decision:	

Decision Date:

Ref ID: Z/1994/2812

Proposal: Mixed use development of office, residential and mixed commercial buildings with internal roads and associated parking

Address: LAND AROUND CLARENDON BUILDING (LAGANSIDE NEW OFFICES)
CLARENDON ROAD,BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/2007/1024/F

Proposal: Proposed demolition of existing 2no public houses and construction of 58no private apartments above 2no replacement public houses with 4 levels of basement carpark. (Amended Plans)

Address: 54 Pilot Street and No's 19-22 Princes Dock Street, Belfast, BT1 3AH

Decision:

Decision Date: 19.08.2008

Ref ID: Z/2008/1744

Proposal: Redevelopment of Rotterdam & Pat's Bar

Address: Rotterdam & Pat's Bar - Pilot Street , Belfast

Decision:

Decision Date:

Ref ID: Z/2008/2155/Q

Proposal: 96 No. 2-bedroom apartments over 18 storeys, 75 No. car parking spaces over 2 No. basement levels and 2 No. cafe/restaurant units

Address: Pilot Street, Belfast

Decision:

Decision Date:

Ref ID: Z/2001/2951/F

Proposal: Proposed 9 storey office block with associated car parking provision at lower ground and mezzanine levels.

Address: Approx. 16-18 Princes Dock Street, portion of site between St Josephs and abutting Pats/Rotterdam pubs-between Pilot & Princes Dock Street,Belfast,BT1 3AA

Decision:

Decision Date: 01.07.2003

Ref ID: Z/2010/1006/O

Proposal: Proposed major mixed use development comprising offices; small scale retail and retail services; cafes/restaurants; a hotel; residential development and associated amenity space; basement, multi storey and surface level car parking; open space, service areas and related infrastructure improvements.

Address: Lands bounded by the River Lagan to the east, Corporation Street to the west, Dock Street and Corry Link to the north and the elevated M3 Cross Harbour Bridge/Motorway to the south, City Quays, Clarendon Dock, Belfast, BT1 3AL,

Decision: PG

Decision Date: 22.07.2014

Ref ID: Z/2010/0598/F

Proposal: Erection of 2no replacement restaurant/bars and 112no apartments.

Address: 54 Pilot Street and 19-22 Princes Dock Street

Decision:

Decision Date: 01.09.2011

Ref ID: Z/1993/2530

Proposal: Erection of new bar,restaurant,t.v.lounge,office cellar and storage areas

Address: 52 & 54 PILOT STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1992/2367

Proposal: Construction of bars,restaurant,function rooms and cellar/storage as extension to existing Rotterdam Bar

Address: 52-54 PILOT STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1991/2732

Proposal: Extension to existing public house to provide restaurant,function rooms, off-licence and storage

Address: 52/54 PILOT STREET AND ADJACENT PART OF HARBOUR COMMISSIONERS LAND BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/2006/0898/F

Proposal: Proposed residential development of 171 apartments with associated car parking and 180sqm of ground floor retail space

Address: Clow Mill, 16-18 Prince's Dock Street, between St. Josephs Church and abutting Pat's/Rotterdam Bars Town Parks, Belfast, BT1 3AA

Decision:

Decision Date: 05.12.2007

Ref ID: Z/2004/2830/F

Proposal: Proposed apartment development with associated car parking and ground floor retail units. (Amended Scheme)

Address: Clow Mill, 16-18 Princes Dock Street, between St. Joseph Church and abutting Pats/Rotterdam Bars, Belfast, BT1 3AA.

Decision:

Decision Date: 20.12.2005

Ref ID: Z/2009/0102/F

Proposal: Changes to materials on elevations/facades in respect of approved application

Z/2004/2830/F.

Address: James Clow Mill, 16-18 Princes Dock Street, Belfast BT1 3AA

Decision:
Decision Date: 03.06.2009

Ref ID: LA04/2016/1104/F
Proposal: Erection of 2 no. replacement restaurants/bars and 112 no. apartments (19 storey)
Address: 54 Pilot Street and 19-22 Princes Dock Street, Belfast, BT1 3AH,
Decision:
Decision Date:

Ref ID: LA04/2015/1312/PAN
Proposal: Erection of 2 No. replacement restaurants/bars and 112No. apartments. (Renewal of planning approval Z/2010/0598/F)
Address: 54 Pilot Street and, 19-22 Princess Dock Street, Belfast, BT13AH,
Decision: PANACC
Decision Date:

Drawing Numbers and Title

01 – 23 inclusive

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: