

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date: 15 November 2016</b>	
<b>Application ID:</b> LA04/2016/1252/F	
<b>Proposal:</b> Purpose built managed student accommodation (774 beds). Maximum height of 12 storeys	<b>Location:</b> Site bounded by Little York Street Great George's Street and Nelson Street Belfast
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b> Approval subject to Conditions and Completion of an Agreement under Section 76	
<b>Applicant Name and Address:</b> Olympian Homes 78 Buckingham Gate London SW1E 6PE	<b>Agent Name and Address:</b> Like Architects 34 Bedford Street Belfast BT2 7FF
<p><b>Executive Summary:</b> The application seeks planning permission for purpose built managed student accommodation (774 beds). Maximum height of 12 storeys.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>• Principle of redeveloping site/ acceptability of purpose built student accommodation at this location;</li> <li>• Impact on residential amenity</li> <li>• Impact on Character of Area/ Impact on Amenity</li> <li>• Contaminated Land</li> <li>• Noise Impact</li> <li>• Bin Storage</li> <li>• Impact on existing roads infrastructure;</li> <li>• Flooding</li> <li>• Developer Contributions</li> </ul> <p>The site is located on land zoned for social housing (CC04/02) on the outskirts of the city centre as designated in Belfast Metropolitan Area Plan ('BMAP') and within the Laganside North and Docks Character Area (CC015).</p> <p>The principle of Purpose Built Student Accommodation (PBSA) is acceptable at this location given the recent planning history on the site. This includes a planning appeal decision which is critical in the assessment of the application – 2012/A0079. This appeal allowed a total of 217 apartments on the site in an 11 storey complex. The site is ideally located to serve both Queen's University and the new University of Ulster Campus and benefits from transport links to Queens University.</p> <p>In terms of height, scale, massing and design the proposed building is considered acceptable. The site is quite insular in nature with little in the way of an immediate built context, and a number of approvals for high buildings in the vicinity, and also a live approval for a building of similar scale on the site.</p>	

There has been no public objection to the proposal.

NIWater and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied. Awaiting TransportNI. No major issues are anticipated.

The proposal has been assessed against – the Belfast Metropolitan Area Plan; and relevant planning Policies contained within the Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 6: Planning, Archaeology, Planning Policy Statement 7 – Quality Residential Environments' and Planning Policy Statement 15 (Revised) – Planning and Flood Risk. The proposed is considered to be in accordance with the relevant planning policies, and other material considerations.

In this case it is considered appropriate that any planning approval should be subject to the developer entering a legal agreement with Belfast City Council both to provide certainty around the management of the accommodation and to provide contributions to local environmental improvements.

Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.

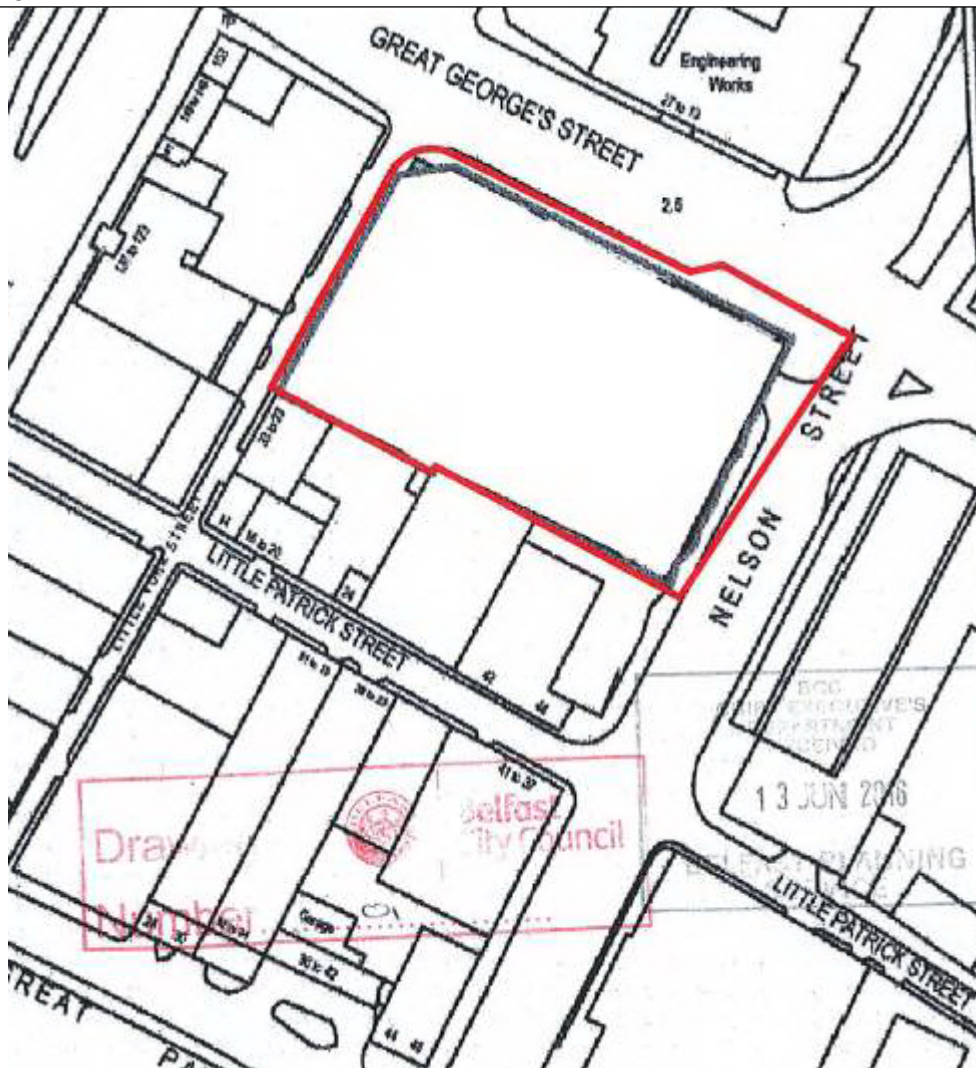
### **Recommendation**

Delegated authority is sought to approve the application subject to conditions and pending satisfactory agreement to developer contributions under Section 76 of the Planning Act (NI) 2011

If members are minded to approve the application it is also requested that authority is delegated to the Director of Planning and Place, on behalf of the Council in consultation with Legal Services, to enter into the Section 76 agreement, as well as finalise the conditions.

Case Officer Report

Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b> Construction of an 12 storey block of purpose built managed student accommodation (PBMSA) consisting of 774 beds, reception/management suite, common room space, landscaped courtyard area, cafe/coffee shop, bike and general storage area.</p> <p>The building's main entrance is onto Nelson Street with a staggered 11/12 storey frontage, predominantly red bricked with a maximum height of 39m.</p> <p>The building is C-shaped, fronts onto Nelson Street, Great George's Street and Little York Street and is set around an internal landscaped courtyard.</p> <p>The PBMSA complex is broken down into a mixture of clusters of 4 - 6 bedrooms with dedicated living and kitchen areas, and individual studio apartments. Floors 1 through to 10 consist of 64 rooms and 12 studios, with 11 rooms and 3 studios on the 11<sup>th</sup> Floor.</p>
<b>2.0</b>	<p><b>Description of Site</b> The site is located at a main junction at the edge of the inner city limits. A housing zoning (CC04/02) occupies most of the site. Vacant 0.4Ha site, enclosed by a mix of 3m high railings and advertising hoardings on three sides and an established block of vacant buildings to the south.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Planning History</b> Z/2004/0714/F - Redevelopment of site to provide housing comprising of 48 apartments and 18 terraced houses. Approved 25.01.06</p> <p>Z/2007/2672/F - Demolition of existing retail unit and construction of 11-storey mixed use. Approved 04.12.10</p> <p>Z/2008/0824/F - Construction of 238 No. 1bed and 2 bed apartments with 200 No. parking spaces on ground and first floor levels with elevated landscaped central courtyard. Approved 14.10.14</p> <p>Z/2011/0737/O - Site for social housing development. Refused 21.10.14</p> <p>Z/2012/0352/O - Apartment development of 217 units. Appeal Upheld 22.05.13 (2012/A0079)</p> <p>LA04/2015/0716/F - Erection of a 11 storey building for managed 354 student accommodation studios with shared communal areas; external courtyard; other ancillary accommodation including a reception/management suite and communal areas; plants and storage areas; cycle provision. Approved 17.10.16.</p>
<b>4.0</b>	<b>Policy Framework</b>
<b>4.1</b>	Belfast Metropolitan Area Plan 2015 Policy TRAN 1 Parking Standards with Areas of Parking Restraint.
<b>4.2</b>	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking

	<p>Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage          Planning Policy Statement 7 – Quality Residential Environments          Revised Planning Policy Statement 15 – Planning and Flood Risk          HMO Subject Plan 2015          Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note          Belfast: A Framework for student housing and purpose built student accommodation</p>
<b>5.0</b>	<p><b>Statutory Consultees</b>          Transport NI – Await response          Rivers Agency – No objection          NI Water – No objection          NIEA – No objection</p>
<b>6.0</b>	<p><b>Non-Statutory Consultees</b>          Environmental Health BCC – No objection subject to conditions</p>
<b>7.0</b>	<p><b>Representations</b>          Non received</p>
<b>8.0</b>	<p><b>Other Material Considerations</b>          N/A</p>
<b>9.0</b>	<p><b>Assessment</b></p>
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>- Principle of redeveloping site/ acceptability of purpose built student accommodation at this location;</li> <li>- Impact on residential amenity</li> <li>- Impact on Character of Area</li> <li>- Contaminated Land</li> <li>- Noise Impact</li> <li>- Flooding</li> <li>- Bin Storage</li> <li>- Impact on existing roads infrastructure;</li> <li>- Developer Contributions</li> <li>- Pre-application Community Consultation</li> </ul>
9.2	<p><b>Principle of Redeveloping the Site for Student Housing &amp; Height, Scale and Mass</b>          The site is located within the development limits of the Belfast Metropolitan Area Plan (BMAP). The presumption is therefore in favour of development subject to the planning considerations detailed below.</p>
9.3	<p>A housing zoning occupies most of the site (CC04/02). This site has been zoned for social housing as set out in the Belfast Metropolitan Area Plan. However one of the key material considerations in the assessment of this application is the planning history on the site. This includes an outline approval for 217 apartments, allowed at appeal on 22<sup>nd</sup> May 2013. As part of their reasoning behind their decision the Planning Appeals Commission recognised that the planning history of the appeal site (the application site) and other sites proposed for social housing in Draft BMAP gives a strong indication to landowners and developers that it is DOE's practice not to social housing requirements on such sites. It was stated in the report that given the overwhelming extent of the precedent, it would be difficult for the Commission to justify departing from the established practice in this particular instance.</p>
9.4	<p>The PAC's reasoning refers to the fact that on all recent approvals on sites zoned for social housing there was never any condition applied, or legal agreement sought, in order to ensure their delivery on the site. The PAC concluded that housing development unrestricted as to tenure is acceptable in principle on the site. It is recognised that this decision was made prior to the adoption of the Belfast Metropolitan Area Plan however the zoning remained unchanged upon plan adoption and therefore the same logic must apply. In fact in Paragraph 74 of the appeal</p>

	decision (2012/A0079) the PAC acknowledge that PPS12 recognises students as a group with housing needs and it seems likely that student housing at this location would find a ready market.
9.5	Planning permission was given in 2009 and 2010 for three individual 11-storey buildings close to the site, south-west of Little Patrick Street. The proposed building would be seen in the context of these buildings, as recognised by the PAC in their decision on an 11-storey apartment scheme (2012/A0079). The proposal will also be seen in the context of the nearby motorway and what is a significant flyover, providing a dominant and urbanised background when viewed from the south-western approach from the city centre.
9.6	The site is located within the Laganside and Docks Character Area (CC015). The design criteria for this Character Area includes two that apply specifically to the application site. This states that development which fronts onto Frederick Street, Great Patrick Street or Dunbar Link shall be a maximum height of six storeys and shall be set back 1.5m from the footway to allow for a privacy zone for residential development. Although the proposal, at 12 storeys, with no setback from the footway, fails to meet any of these requirements the planning history on the site, as well as the provision of an internal courtyard must be considered. A 12 storey scheme for 248 apartments was approved on 14 <sup>th</sup> October 2014 (Z/2008/0824/F) and outline approval for an 11 storey apartment scheme was approved at appeal (Z/2012/0352/O) on 22 <sup>nd</sup> May 2013. Given the site history, the surrounding context, and the somewhat isolated nature of the site, bounded on three sides by roads, the scale of the proposed building is deemed acceptable. The proposed use, although not specifically social housing, is a residential use which is recognised as being of housing need. It is also worth noting that both live approvals for residential use on the site were not for social housing nor was a condition placed on the approvals that they should be used for the purposes of social housing.
	<b>Proposed Use as Purpose Built Managed Student Accommodation (PBMSA)</b>
9.7	The proposal has been assessed against Policy HMO 7 of the Subject Plan for Belfast City Council Area 2015.
9.7.1	Policy HMO 7 Large Scale Purpose Built Student Accommodation is the current planning policy which explicitly relates to the provision of PBMSA, stating: Planning permission will only be granted for large scale purpose built student accommodation where all of the following criteria are met:
9.7.2	<ul style="list-style-type: none"> <li>• Development of any complex consists of a minimum of 50 units or a minimum of 200 occupants. This will not preclude proposals for smaller incremental extensions or consolidations of existing halls of residence and phased development of larger schemes. The proposal is for 774 beds. Therefore this criteria is met.</li> </ul>
9.7.3	<ul style="list-style-type: none"> <li>• All units are self-contained (i.e. having a bathroom, w.c. and kitchen available for use by the occupiers). Not all units are self-contained with many rooms having no kitchen. However this is off set with the provision of communal kitchen and common room areas referred to as 'clusters, located evenly around each floor and within a short distance of any of the smaller single bed rooms.</li> </ul>
9.7.4	<ul style="list-style-type: none"> <li>• The location is not within a primarily residential area</li> </ul> <p>The site is located within the city centre boundary on a main arterial route and in close proximity to the motorway, located to the north-east of the site. The area around the site is characterised by vacant commercial and industrial buildings, both occupied and vacant, as well as a number of vacant sites. An established residential area, part of the wider Carrick Hill area, is located a short distance west of the site to the other side of York Street. There are no residential areas immediately abutting the site and it could not be argued that the site lies within an established residential area given its peripheral location at the edge of the city centre and surrounding land</p>

<p>9.7.5</p>	<p>uses.</p> <p>Whilst the site is not within a primarily residential area, when assessing the use as PBMSA located in proximity to a residential area, it is necessary to ensure there is no undue impact on amenity for existing residents. Environmental Health have no objections in terms of any potential impact on the nearest residential properties.</p> <ul style="list-style-type: none"> <li>• Provision is made for management of all accommodation. This may require an Article 40 agreement with Belfast City Council (Section 76 under the Planning Act (Northern Ireland 2015))</li> </ul> <p>A Student Management Plan has been submitted in support of the application. There are numerous procedures set out to ensure:</p> <ul style="list-style-type: none"> <li>- Application of a National Code of Standards</li> <li>- An on-site management team to be put in place</li> <li>- Organisation of Travel and deliveries including the moving in and moving out processes</li> <li>- Safety and Security of Students</li> <li>- Appropriate day to day management</li> </ul>
<p>9.7.6</p>	<p>A condition can ensure that the management of the facility is carried out in accordance with this document. A Section 76 Agreement will be submitted for approval prior the granting of planning permission. Management arrangements will be written into this agreement.</p> <ul style="list-style-type: none"> <li>• Landscaping and amenity space is provided in accordance with a landscaping plan indicating all landscaping proposals for the scheme and, where relevant making provision for future maintenance.</li> </ul> <p>An enclosed landscaped courtyard, of approx. 1770 square metres is located to the rear of the scheme with a number of benches and proposed planting. Although this may seem low for 774 rooms it should also be noted that a significant lounge/ common area is to be provided at ground floor level as well as a number of common rooms or 'cluster' rooms throughout the proposal. The rooms on the 8<sup>th</sup> floor also have small balconies which add some amenity value.</p>
<p>9.8</p>	<p>The proposal has been assessed against the Council's document 'Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note'.</p> <p>This document is the Council's first step as a planning authority to respond to the Strategic Planning Policy Statement's (SPPS) 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 a material consideration. The policy sets out six criteria which all applications for PBMSA proposals should adhere to.</p>
<p>9.8.1</p>	<p><u>Criteria (a)</u></p> <p>In regards to the first criterion the site lies approximately 200m north-east of the new University of Ulster campus and approximately 0.85km north-east of the Belfast Metropolitan College (Millfield) both within a 10-20 minute walking distance. The site is within 3 km of the Queens University Complex. Bus stops are located within 100m of the site with buses operating every 10 minutes during peak times. The Europa Bus and Rail Centre is within 20 minutes walking distance south of the site. As the proposal is likely to be for students that will attend and the University of Ulster it is ideally located within the city centre and complies with criterion (a).</p>
<p>9.8.2</p>	<p><u>Criterion (b)</u></p> <p>Requires the need to assess the proposal in relation to policy designations specific to the city centre. The proposal is located on land zoned for social housing in BMAP. As discussed above student housing is recognised in PPS12 as an area of housing need. There are also two live approvals on the site for unrestricted residential development, whilst the PAC have acknowledged that the site is likely to be suitable student accommodation.</p>



9.8.3	<p>The proposal is located within a mixed use area with no immediate residential properties or indeed land uses that may be vulnerable to noise/ disturbance associated with student accommodation on this scale. It is considered a robust management plan is essential with these applications to deal with noise, nuisance and general disturbance and to give assurances around potential for anti-social behaviour and the conduct expected from a student population.</p> <p><u>Criterion (c)</u> The proposed building is similar in terms of scale, massing and design to that approved at appeal (Z/2012/0352/O - Apartment development of 217 units. Appeal Upheld 22.05.13 (2012/A0079)). This approval is still live.</p>
9.8.4	<p>In terms of the specified space standards the smallest units have dimensions of approximately 3m x 6.5m, which is well above the 9 square metres standard for combined kitchen/ dining room areas serving 1-2 people.</p> <p><u>Criterion (d)</u> The criterion states that development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area.</p>
9.8.5	<p>The development is located on an isolated site with no residential properties in the immediate vicinity. Environmental Health have reviewed the F.R. Mark Noise Impact Assessment titled 'Proposed Student Residential Building, Great George's Street, Belfast dated May 2016, which includes existing daytime and night time noise levels. Based on the information provided Environmental Health have offered no objection to the proposal based on a number of conditions to ensure noise and disturbance is kept to a satisfactory level. These are detailed below at 11.2 and 11.3.</p> <p><u>Criterion (e)</u> Requires that the development has appropriate management in place to create a positive and safe living environment for students whilst minimising any potential negative impact from occupants. A management plan, prepared by Campus Living Villages, has been submitted in support of the planning application. This plan sets out a number of procedures to manage student behaviour and protect residential amenity. These include:</p> <ul style="list-style-type: none"> <li>- Application of a National Code of Standards</li> <li>- An on-site management team to be put in place</li> <li>- Organisation of Travel and deliveries including the moving in and moving out processes</li> <li>- Safety and Security of Students</li> <li>- Appropriate day to day management</li> </ul>
9.8.6	<p>As stated above a Section 76 Agreement will also be agreed prior to the granting of planning permission. As stated previously management arrangement will be written into this agreement.</p> <p>To ensure <i>delivery</i> of a robust student management plan, Environmental Health Service requests consideration is given to attaching a condition should planning permission be granted. This condition is detailed below at 11.7.</p> <p><u>Criterion (f)</u> The supporting statement points to the fact that the current need for student accommodation has been identified in the Council's publication 'Belfast: A Learning City – a framework for student housing and purpose built student accommodation' (March 2014). This identifies the high levels of HMO properties within the city and the anti-social issues which subsequently arise, the lack of purpose built student accommodation in appropriate locations and a deficiency in the current provision with the demand likely to grow considerably as the new University of Ulster is completed.</p>



	<p>Olympian Homes research has indicated that only 1,971 bed spaces had been approved across 6 developments when the application was submitted with a projected figure for emerging planning approvals falling below the 40-50% supply typically witnessed in other university cities in the UK.</p> <p><b>Impact on Character of Area/ Impact on Amenity</b></p> <p>9.9 The proposal has been assessed against Policy QD1 of PPS7. The site is located on something of a transitional area between the city centre and the docks and Titanic Quarter to the north and north-east. The insular nature of the site, with little in the way of built form in the immediate vicinity provides something of a blank canvas. Having said this there is a history of approvals on the site for buildings of a similar scale and design, with high-rise approvals in the area, and area which will no doubt see some major redevelopment in the near future. The proposal is almost identical in height to the building approved on the adjoining site off Little Patrick Street (Z/2007/2672/F and LA04/2015/0716/F). The red-bricked finish reflects the established built character of this mixed use area. Given the approvals in the vicinity and on the site, with little in the way of a dominant context at the moment the proposal will not harm the character of this edge of city centre area.</p> <p>9.10 There are no existing residential properties within the vicinity of the site, thus no detrimental impact on residential amenity. Environmental Health have offered no objections in terms of potential noise and/ or disturbance. In terms of the adjacent approvals to the south of the site ((Z/2007/2672/F and LA04/2015/0716/F) the proposed layout will not cause conflict with the approved schemes, with the landscaped area sitting cheek to jowl with the approved landscaped area of LA04/2015/0716/F to the immediate south. No light will be lost from any approved or proposed windows, and given the separation distances and orientation of the proposed accommodation and approved apartment block no direct overlooking shall come about as a result of the proposal.</p> <p><b>Contaminated Land</b></p> <p>9.11 Preliminary and Generic Quantitative Risk Assessments (PRA and GQRA) have been presented by RSK Ireland (RSK) in support of the above application. The GQRA is informed by intrusive site data. No unacceptable risks to environmental receptors have been identified. Waste Management (WM) (Land and Groundwater Team) have no objections to the development.</p> <p>9.12 RSK have recommended that a physical barrier, in the form of a capping layer, be installed in all proposed landscaped areas within the proposed courtyard to mitigate any potential risk to human health from chemicals in the shallow soil.</p> <p>9.13 Environmental Health and NIEA Waste Management Unit have requested a condition is placed on any planning decision notice to ensure the appropriate mitigation measures are in place prior to the occupation of the development, as detailed at 11.5.</p> <p><b>Noise Impact</b></p> <p>9.14 Environmental Health have reviewed the F.R. Mark Noise Impact Assessment titled 'Proposed Student Residential Building, Great George's Street, Belfast dated May 2016, which includes existing daytime and night time noise levels. Based on the information provided Environmental Health have offered no objection to the proposal based on a number of conditions to ensure noise and disturbance is kept to a satisfactory level. These are detailed below at 11.2 and 11.3.</p> <p><b>Traffic and Parking</b></p> <p>9.15 The proposal has been assessed against PPS3, TRAN 1 and policy CC025 of BMAP and is considered acceptable. There is no parking proposed to facilitate the development. Approximately 113 cycle spaces are proposed.</p>
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9.16	Transport NI has offered no objections to the proposal. A response on the latest Private Streets Determination drawing remains outstanding.
	<p><b>Flooding</b></p>
9.17	Rivers Agency reviewed the Flood Risk and Drainage Assessment carried out by Atkins dated May 2016, seeking more information before Rivers Agency Planning Advisory Unit can assess the Flood Risk and Drainage Assessment. The additional information required included details of how runoff from the site will be controlled and safely disposed of supported by relevant correspondence from Rivers Agency and/or Northern Ireland Water, and measures that will be adopted to control and mitigate the flood risk to the development.
9.18	A Flood Risk Assessment was received on 13 <sup>th</sup> October 2016. The report has stated that given the risk of flooding to the site it will be necessary to incorporate flood mitigation and resilience measures to the building design. Given that it is not feasible to raise the finished ground level beyond the flood level measures have been suggested that will make the building flood resilient thus allowing flood water to ingress without undue disruption. Rivers Agency have reviewed the report and are happy that all the issues raised in their previous response dated 12/08/2016 have been addressed.
	<p><b>Bin Storage</b></p>
9.19	Building Control initially advised that the waste storage area provided would not provide adequate provision under Regulation 62 of the Building Regulations (NI) 2012.
9.20	Building Control in consultation with Waste Management have confirmed they are happy to accept an estimate of 60l per study bed and 100l per studio bed. Based on this it has been estimated that the residential aspect of this development will require 17 x 1100l Eurobins, 26 x 1100l Eurobins, 19 x 140 wheeled bins and 18 x 150l wheelie-boxes.
9.22	On this basis an amended ground floor layout and waste statement was submitted in October 2016 indicating storage space for 44 bins. If the scheme is considered acceptable a condition would be necessary to ensure an adequate storage area and waste management strategy is implemented for the collection and disposal of waste.
	<p><b>Developer Contribution</b></p>
9.23	In this case it is considered appropriate that any planning approval should be subject to the developer entering a legal agreement with the Council both to provide certainty around the management of the accommodation and to provide contributions to local environmental improvements.
9.24	In this case it is considered that this should primarily take the form of public realm improvements to the streetscape around the building and enhance the pedestrian linkages to the heart of the city.
	<p><b>Pre-application Community Consultation</b></p>
9.25	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.
9.26	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 (LA04/2016/0210/PAN) was submitted to the Council on 19 <sup>th</sup> January 2016.
	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

<p>9.27</p> <p>9.28</p> <p>9.29</p> <p>9.30</p> <p>9.31</p> <p>9.32</p> <p>9.33</p>	<p>pre-application community consultation report to accompany the planning application.</p> <p>A Pre Application Community Consultation Report (March – May 2016) has been submitted in support of this application. The Report has confirmed the following:</p> <p>The first Public Event took place at The Mac, St. Anne’s Square on 19<sup>th</sup> April 2016. This event was advertised in the Irish News and North Belfast News on 12<sup>th</sup> April 2016. A pre-application notice was sent to all councillors in the relevant Belfast City Council DEA, the MLAs for North Belfast and the Member of Parliament for Belfast North. This included the date and venue of the public exhibition and contact details for the Community Consultation Manager. One-to-one meetings were held with a number of councillors and community representatives.</p> <p>On 12<sup>th</sup> April 150 flyers were distributed to homes and businesses in the immediate vicinity of the site. These included contact details which enable local people to make representations.</p> <p>A total of twelve members of the public registered attendance at the event with a general view that the area was in need of regeneration.</p> <p>Concerns raised during the consultation phase focused mainly on the management of the students and accommodation once built and the impacts of the students in the area.</p> <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
<p>10.0</p> <p>10.1</p> <p>10.2</p> <p>10.3</p> <p>10.4</p>	<p><b>Summary of Recommendation: Approval</b></p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission should be approved for the following reasons. The proposed building reflects the form scale and massing of residential developments already approved on the site and in the vicinity and will not adversely harm the character of the area or impact upon residential amenity both existing and proposed.</p> <p>The proposal is not located within a primarily residential area and is appropriate in terms of the context of what is an isolated site at the edge of the city centre limits. There are a number of high buildings approved within the vicinity of the site and a live approval for an 11 storey apartment scheme. Consultees have offered no objections and it is considered a robust management plan secured by Section 76 can satisfactorily mitigate any amenity concerns associated with the use.</p> <p>The proposal meets the requirements of the HMO Subject Plan and is located on a main arterial route within Belfast City Centre. It is well located to serve both Queens University and the new University of Ulster campus.</p> <p>Approval is recommended subject to Conditions and the satisfactory completion of a legal Agreement under Section 76 of the Planning Act (NI) 2011.</p>
<p>11.0</p> <p>11.1</p> <p>11.2</p>	<p><b>Summary of Conditions</b></p> <p>5 year time Condition</p> <p>Implementation and Verification of Noise mitigation measures as recommended in F.R. Mark</p>

	Noise Impact assessment, prior to occupation of development.
11.3	Approval of a Construction Noise Management plan prior to commencement of development. This will include a programme for demolition and construction phase and appropriate noise mitigation measures to be implemented.
11.4	Implementation and verification of contamination remediation and mitigation works prior to commencement of development, including installation of capping layer to ensure site is suitable for proposed use.
11.5	Provision of Cycle Parking prior to occupation.
11.6	Provision of Bin Storage prior to occupation.
11.7	Materials and finishes to be agreed. This will take the form of a schedule of finishes and samples of materials if deemed necessary.
Neighbour Notification Checked Yes	

<b>ANNEX</b>	
<b>Date Valid</b>	20th June 2016
<b>Date First Advertised</b>	1st July 2016
<b>Date Last Advertised</b>	5th August 2016
<b>Details of Neighbour Notification</b> (all addresses) 1,151 York Street,Town Parks,Belfast,Antrim,BT15 1AB, 123-137 Philips House,York Street,Town Parks,Belfast,Antrim,BT15 1AB, 13-27,Great Georges Street,Town Parks,Belfast,Antrim,BT15 1BP, 14 Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, 141 York Street,Town Parks,Belfast,Antrim,BT15 1AB, 143-149,York Street,Town Parks,Belfast,Antrim,BT15 1AB, 153 York Street,Town Parks,Belfast,Antrim,BT15 1AB, 16-20,Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, 23-33,Little York Street,Town Parks,Belfast,Antrim,, 24 Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, 2A Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, 42-44,Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, 50 Great Georges Street,Town Parks,Belfast,Antrim,BT15 1BP, Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, UNIT 2,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, UNIT 8,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, Unit 1,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, Unit 2,123-137 Philips House,York Street,Town Parks,Belfast,Antrim,BT15 1AB, Unit 2,123-137 Philips House,York Street,Town Parks,Belfast,Antrim,BT15 1AB, Unit 3,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, Unit 4,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, Unit 5,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, Unit 6,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, Unit 7a,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH, Unit 8,Nelson Trade Centre,Nelson Street,Town Parks,Belfast,Antrim,BT15 1BH,	
<b>Date of Last Neighbour Notification</b>	29th June 2016
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 01, 03/C, 04/B, 05/A, 06/A, 07/A, 08/A, 09/A, 10/B, 11, 12, 13/A, 14, 15/A	