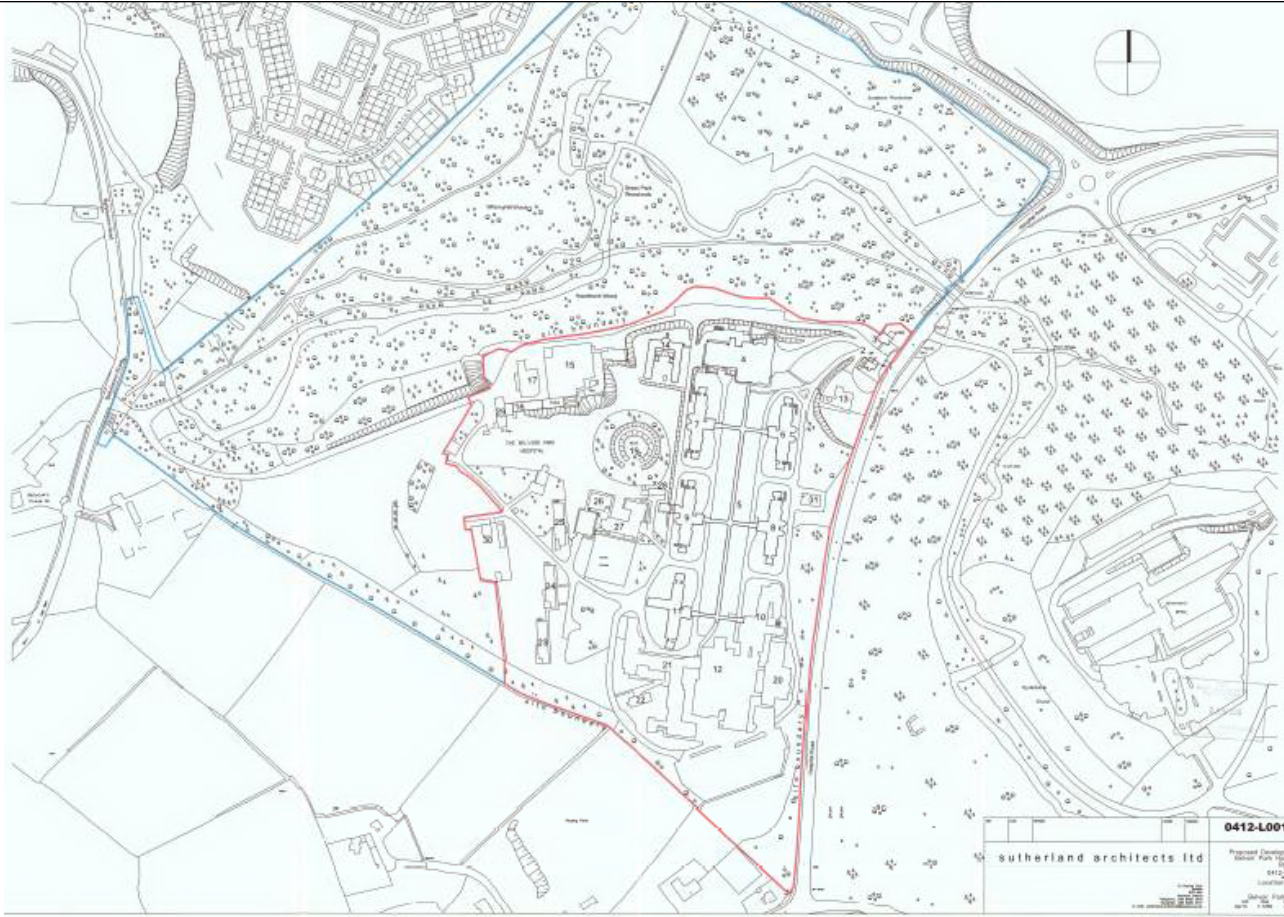


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 14 February 2016	
<b>Application ID:</b> LA04/2015/0539/F	
<p><b>Proposal:</b> Application to vary condition 6 of Y/2009/0462/O to state: None of the residential units in any phase hereby approved shall be occupied until the works to restore the listed and retained building(s) within that phase have been completed in accordance with the plans approved under Y/2009/0461/F or Y/2014/0401/F relevant to the phase in question and written confirmation has been obtained from the Council (Amended Description)</p>	<p><b>Location:</b> Belvoir Park, Hospital Road, Belfast</p>
<b>Referral Route:</b> Variation of Condition Relating to a Major Development	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belvoir Park LLP	<b>Agent Name and Address:</b> Urban Dynamics 7 Donegall Square West Belfast BT1 6JH
<p><b>Executive Summary:</b> The site is the former Belvoir Park Hospital located south of Belfast City Centre. The site contains six historic Edwardian hospital buildings (of which 5 are Grade B2 listed) and substantial areas of woodland and grassland located at the rural edge of the city. Covered walkways are located between the pavilions.</p> <p>One of the fundamental principles of the Belvoir Park redevelopment is that phases of new build should be accompanied by phases of restoration, in order that the restoration of the buildings is secured. This application seeks permission for a variation of condition 6 of outline planning permission for the redevelopment of the Belvoir Park Hospital Site.</p> <p>This application is to vary condition 6 of planning permission Y/2009/0462/O, which restricted the occupation of any new build linked to the development approved in the full planning permission Y/2009/0461/, to include reference to the more recently approved Y/2014/0401/F.</p> <p>One letter of representation has been received which raised objection to any variation which would allow the developer to ignore the historic buildings and impact on their preservation.</p> <p>Having regard to the policy context and planning history - the proposal to vary condition 6 of the outline planning permission for the comprehensive redevelopment of the Belvoir Park Hospital to include reference to the Phase 2 approval (Y/2014/0401/F) is considered, on balance, to be acceptable.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

<p><b>1.0</b></p>	<p><b>Description of Proposed Development</b>                  Application to vary condition 6 of planning permission Y/2009/0462/O which restricted on occupation of any new build linked to the development approved in the full planning permission Y/2009/0461/F.</p>
<p><b>2.0</b> 2.1  2.2  2.3</p>	<p><b>Description of Site.</b>                  The site is the former Belvoir Park Hospital located south of Belfast City Centre. The site contains six historic Edwardian hospital buildings (of which 5 are Grade B2 listed) and substantial areas of woodland and grassland located at the rural edge of the city. Covered walkways are located between the pavilions.                   The site is accessed off Hospital Road which connects to the north of the Outer Ring of Belfast.                   The topography of the site gently rises from Hospital Road to the former hospital buildings at which point it levels out. The remaining part of the former Belvoir Park Hospital complex (not part of this current application) slopes away gently to the west down to Ballylession Road.                   The site is characterised by dense woodland (Lagan Valley Regional Park) to the north,</p>

2.4	Hospital Road to the east, residential development currently under construction (Phase 1 Belvoir Park) to the south and remaining buildings on the site associated with the former Hospital to the west. A rath which is a Scheduled Monument abuts the western boundary of the site.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p><b>Planning History</b></p> <p>Y/2009/0462/O Site for residential development of 310 dwellings consisting of new build and conversion of existing buildings. To include retention of all listed structures and removal of all non-listed structures, site clearance and associated works. Retention of existing vehicular access point off Hospital Road, plus provision of new vehicular access off Hospital Road</p> <p>Planning Permission Granted 12 October 2011</p> <p>Y/2009/0461/F Change of use plus alteration and extension to existing hospital buildings (existing class C3 use) and other works to facilitate provision of 110 dwellings including removal of all non-original structures, additions and other accretions to existing listed and non-listed structures which will include the western extension to the former Administration Building and partial removal of external covered walkway</p> <p>Planning Permission Granted 12 October 2011</p> <p>Y/2009/0464/LB Alterations and extensions to existing buildings and other works within the curtilage of listed structures to facilitate conversion of same to provide 110 dwellings. Proposals include removal of all non-original structures, additions and other accretions to listed and non-listed structures which will include the western extension to the former Administration Building and partial removal of external covered walkway</p> <p>Listed Building Consent Granted 12 October 2011</p> <p>Y/2014/0223/RM Phase 1 Reserved Matters Application – decontamination and demolition of buildings 20-27, 30 and 12 (excluding observation pavilion), erection of 15No detached and 12 semi-detached (27 total) dwellings, construction of service road from hospital road access (approved under Y/2009/0462/O) and landscaping associated with development</p> <p>Planning Permission Granted 2 February 2015</p> <p>Y/2014/0401/F Phase 2 development involving: Restoration of listed and unlisted pavilions through change of use and conversion from hospital wards to dwellings, including internal sub-division of buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and walls; removal of glazing to and partial retention of existing covered walkway, amendment to existing car parking areas and existing internal driveways; erection of 9 no. new build dwellings comprising 2 detached, 2 pairs of semi-detached and 3 town houses; amendment to access onto Hospital Road approved under Y/2009/0462/O and landscaping to external areas</p> <p>Planning Permission Granted 10 December 2015</p>

	<p>Y/2014/0390/LBC Phase 2 works to listed pavilion buildings and covered walkway involving: 1. Restoration of listed pavilions through conversion from hospital wards to dwellings, including internal sub-division of buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and walls; and 2. removal of repair and partial reinstatement (without glazing) of existing covered walkway</p> <p>Listed Building Consent Granted 7 January 2016</p> <p>LA04/2016/1543/RM Phase 3 reserved matters application site clearance and decontamination including demolition of unlisted former nurses homes and ancillary buildings (numbers 23 to 27 and 30) and enabling engineering works, erection of 8 semi-detached and 24 detached (32 total) dwellings, extension of service road from phase 1, landscaping and any other associated works</p> <p>Planning Permission Granted 27 January 2017</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p>Belfast Metropolitan Area Plan 2015</p> <ul style="list-style-type: none"> <li>• Zoning MCH 03 Housing – Committed Housing Sites – Development Ongoing / Not Started</li> <li>• MCH 03/04 Belvoir Park Hospital, Hospital Road, Purdysburn</li> <li>• Area of Outstanding Natural Beauty</li> </ul>
4.2	<p>Regional Development Strategy Strategic Planning Policy Statement (SPPS) Planning Policy Statement 6: Planning, Archaeology and the Built Heritage</p>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	None
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
	Department for Communities: Historic Environment Division – No objection in principle.
<b>7.0</b>	<b>Representations</b>
7.1	The variation of condition application has been advertised in the local press and neighbour notified. One letter of representation has been received which raised objection to any variation which would allow the developer to ignore the historic buildings and impact on their preservation.
<b>8.0</b>	<b>Other Material Considerations</b>
	None
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The Department of Health and Social Services made a series of applications to the then DOE in December 2009 which were for the following development:-</p> <ul style="list-style-type: none"> <li>- Development of 310 dwellings on the site including new build and conversion and restoration of the listed buildings – outline planning permission Y/2009/0462/O;</li> <li>- Change of use, conversion and restoration of the retained hospital buildings into residential use – full planning permission Y/2009/0464/F; and,</li> <li>- Listed Building Consents - Y/2009/0464/LB</li> </ul>

9.2	These applications were approved on 12 October 2011 by the DOE.
9.3	The indicative Concept Master Plan (CMP) for the entire Belvoir Park Hospital Complex approved under outline planning permission Y/2009/0462/O and modified within the terms of condition 4 sets out the framework of development on the site. It is based on a master plan that shows development of both new building and restoration of the listed and unlisted buildings. Alongside the agreed CMP, the full planning approval Y/2009/0461/F and its accompanying listed building consent Y/2009/0464/LB as referred to above remain extant.
9.4	<p>One of the fundamental principles of the development is that phases of new build should be accompanied by phases of restoration, in order that the restoration of the buildings is secured. This application seeks permission for a variation of condition 6 of outline planning permission for the redevelopment of the Belvoir Park Hospital Site.</p> <p><u>Condition 6 of Y/2009/0462/O states:</u> None of the residential units in any phase hereby approved shall be occupied until the works to restore the listed and retained building(s) within that phase have been completed in accordance with the plans approved under Y/2009/0461/F relevant to the phase in question and written confirmation has been obtained from the Department.</p>
	Reason: To ensure the listed and other retained buildings are restored as part of the comprehensive development of the site.
9.5	The main policy consideration of this variation of condition application is impact on listed buildings – in terms of ensuring the ongoing restoration and occupation of the unlisted and listed pavilions.
9.6	Phase 2 redevelopment of the Belvoir Park Hospital site was approved by Council on 10 December 2015 (Y/2014/0401/F). In terms of detailed development for the most part it replicates the development already approved under Y/2009/0461/F except that it proposed the conversion of the pavilions to townhouses instead of apartments and it also proposed 9 new dwellings at the southern end of the site rather than the apartment complex approved under Y/2009/0461/F. As such it only partially overlaid and superseded the previous the full planning permission which remains extant and had included the Administration Building, West House and Mortuary that do not form part of the Phase 2 planning permission.
9.7	The Phase 2 planning permission does not entirely supersede the full planning permission (Y/2009/0462/F). Given that condition 6 of the outline planning permission links the phases of development to the full permission (Y/2009/0461/F) the proposed rewording of Condition 6 of Y/2009/0462/O includes reference to Phase 2 development of Belvoir Park Hospital granted by Council on 10 December 2015.
9.8	<p>None of the residential units in any phase hereby approved shall be occupied until the works to restore the listed and retained building(s) within that phase have been completed in accordance with the plans approved under Y/2009/0461/F <b>or Y/2014/0401/F</b> relevant to the phase in question and written confirmation has been obtained from the Department.</p> <p>Reason: To ensure the listed and other retained buildings are restored as part of the comprehensive development of the site.</p>
9.9	It is accepted that reference to the most recent Phase 2 permission (Y/2014/0401/F) should be detailed in condition 6 of the outline permission as it does not entirely supersede the full permission (Y/2009/0401/F) and therefore sits alongside it.

9.10	The letter of objection received raises concern that the developer will allow the historic buildings to deteriorate and not restore the historic buildings. The construction phasing plans that have been submitted in support of this variation of condition application details a direct correlation of the new build development and with the restoration of the historic structures (listed and unlisted).
9.11	Historic Environment Division has considered the impacts of the proposed variation of condition and on the basis of the Phasing Plans submitted in principle is content with the proposal.
<b>10.0</b>	<b>Summary of Recommendation: Approval</b>
10.1	Having regard to the policy context and planning history - the proposal to vary condition 6 of the outline planning permission for the comprehensive redevelopment of the Belvoir Park Hospital to include reference to the Phase 2 approval (Y/2014/0401/F) is considered, on balance, to be acceptable.
<b>11.0</b>	<b>Conditions</b>
	<p><u>Condition</u> None of the residential units in any phase hereby approved shall be occupied until the works to restore the listed and retained building(s) within that phase have been completed in accordance with the plans approved under Y/2009/0461/F or Y/2014/0401/F relevant to the phase in question and written confirmation has been obtained from the Department.</p> <p>Reason: To ensure the listed and other retained buildings are restored as part of the comprehensive development of the site.</p> <p>This permission hereby granted should be read in conjunction with that decision notice Y/2009/0462/O. All other conditions on decision notice Y/2009/0462/O must be complied with as set out in that decision notice.</p> <p>Reason: To ensure an acceptable form of development.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	22nd June 2015
<b>Date First Advertised</b>	10th July 2015
<b>Date Last Advertised</b>	27th January 2017
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 1 Hospital Road Ballydollahan Belfast</p> <p>The Owner/Occupier, 1 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 1 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 15 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 16 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 17 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 19 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 2 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 2 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 21 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 3 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 3 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 32 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 33 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 34 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 4 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 5 Purdysburn Hill Ballycowan Belfast</p> <p>The Owner/Occupier, 5 Purdysburn Village Ballycowan Belfast</p> <p>The Owner/Occupier, 6 Ballycoan Road Ballycowan Belfast</p> <p>The Owner/Occupier, 6 Purdysburn Village Ballycowan Belfast</p>	

Sara Duncan 8, Lenaghan Park, Belfast, Down, Northern Ireland, BT8 7JA	
<b>Date of Last Neighbour Notification</b>	13th January 2017
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	N/A
<b>Notification to Department (if relevant)</b>	N/A