

Development Management Report Committee Application

Summary	
Committee Meeting Date: 14 March 2017	
Application ID: LA04/2016/2385/F	
Proposal: Amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with shared communal areas, 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision.	Location: 81-107 York Street Belfast
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: York Street Student Properties Ltd Victoria House Gloucester Street Belfast BT1 4LS	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: <p>The proposal comprises revisions to a previously approved scheme (682 bedrooms) under Z/2015/0138/F granted on 28th June 2016. The revisions include an additional 35 bedrooms, revised floorplans and elevational details to take account of building control requirements, operator requirements, and other detailed design considerations. The overall height of the building is reduced by approximately 0.8m to 43.2m and 42.8m. The lower portions of the previously approved York Street elevations have been revised, reducing in height by approximately 0.3m (average), with corresponding revisions to Great Patrick Street and Little Patrick Street elevations. External amenity areas are retained at first floor level (514sqm approx.), but relocates the majority of internal common area amenity space (580 sqm approx.) to the ground floor and includes a gym, games area, lounge and tv areas.</p> <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and is identified as being within Belfast City Centre. It is also located in CC015- Laganside and Docks Character Area.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the redevelopment and proposed use at this location; • Height, Scale, Massing and Design; • Impact on amenity; and • Traffic Movement and Parking. 	

The principle of Purpose Built Managed Student Accommodation (PBMSA) is acceptable at this location. The site is located on unzoned (white) land 50 metres away from the new University of Ulster campus and is not located in or abutting a primarily residential area.

The proposed height of the building exceeds the guidance as set out in BMAP. However, at this location given the scale of infrastructure fronting the site (5 lanes), the scale of the new university complex the heights previously approved and; a number of planning approvals in the immediate locality it is considered that the proposed height, scale and mass would not result in harm to the character and appearance of the area.

The proposed design and treatment of the elevations are consistent with the area, incorporating a similar fenestration, solid to void ratios and materials and is broadly similar to the extant permission.

Whilst a protected housing area is located nearby (directly across York Street) it will not be unacceptably affected, given separation distances provided by York Street. Notwithstanding the additional units proposed, the building is very similar to the extant approval and thus no greater impact on amenity of neighbouring sites is considered likely. In terms of prospective residents, each unit has adequate outlook to the public street and external amenity areas. There is sufficient internal separation distances between rooms to prevent overlooking/intervisibility. The accommodation proposed is in accordance / generally exceeds standards set out in NI Housing Executive HMO standards.

All Consultees have offered no objections to the proposal, subject to conditions. No objections from third parties have been received.

Having regard BMAP, to the policy context, planning history of the site and other material considerations, the proposal is considered acceptable subject to the paragraph below.

Recommendation

That the proposal should be approved subject to conditions set out below and subject to the completion of an Agreement under Section 76 of the Planning Act (Northern Ireland) 2015 in respect of developer contributions (see paragraph 9.20 below).

Delegation of final conditions to Director of Planning and Place requested.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	None Received
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	<p>Description of Proposed Development</p> <p>Amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with shared communal areas, 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision. The development also includes a landscaped courtyard, plant and storage areas, car parking, and cycle provision.</p>
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2.0	<p>Description of Site</p> <p>The site abuts York Street and Little Patrick Street and consists of a surface level car park and a 5 storey building known as Philip House. On the opposite side of the road is a residential housing area.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>Ref ID: Z/2015/0138/F Proposal: Demolition of existing buildings and erection of a building ranging in height from 11 to 14 No. storeys (37m X 43m) for managed student accommodation, comprising 590 No. ensuite double bedrooms with shared communal areas and kitchens and 92 studios; 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision. Address: 81-107 York Street, Belfast, BT15 1AB, Decision: Permission Granted Decision Date: 28.06.2016</p> <p>Surrounding Area:</p> <p>Z/2014/1657/F Erection of 11 storey building (34.5m high) comprising a retail unit at ground floor level, 475 managed student accommodation (with communal living rooms kitchen), associated reception/office facility, other ancillary accommodation including landscaped courtyard, plant and storage areas, car parking and cycle provision. Address: 28-30 Great Patrick Street. Decision: Permission Granted Decision Date: 20.05.2016</p> <p>Z/2015/0177/F Demolition of the existing building and erection of a 12 storey mixed use building with a ground floor retail unit, 407 managed student accommodation rooms (with communal living rooms, kitchens), associated reception/office facility, gym other ancillary accommodation above. The development also includes a landscaped courtyard, plant and storage areas, car parking, cycle provision and solar PV array. Address:123-137 York Street Decision: Permission Granted Decision Date: 04.07.2016</p> <p>Z/2014/0479/O Demolition of existing building and construction of new multi storey building with retail units at ground floor and purpose built student accommodation Address: 48 - 52 York Street Decision: Permission Granted Decision Date 23rd March 2015.</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</p>

	<p>provision. 26-44 Little Patrick Street Decision: Permission Granted Decision Date: 17.10.2016</p>
4.0	Policy Framework
4.1	<p>Belfast Metropolitan Area Plan 2015 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 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 NI Water- No objections; NIEA- Waste Management- No Objection subject to conditions; NIEA- Natural Environment Division- No Objections Rivers Agency- No Objections</p>
6.0	Non Statutory Consultee Responses
	<p>Belfast City Council EPU- No Objections subject to conditions Belfast City Airport – no objections subject to conditions;</p>
7.0	Representations
	<p>The application has been neighbour notified and advertised in the local press. No letters of objection 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
9.0	Assessment
9.1	<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; • Scale, Massing and Design; • Impact on amenity; and • Traffic Movement and Parking.
9.2	<p>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’.</p>

9.3	<p>Due to the nature of the proposal, BMAP and the House of Multiple Occupation (HMO) subject plan are also significant policy considerations.</p> <p><u>Principle of proposed development</u></p>
9.4	<p>The site is located within the development limits of Belfast in BMAP and within the city centre. It is also within walking distance to the Primary Retail Core. The site is located on unzoned (white) approximately 50 metres away from the new University of Ulster campus and is not located in or abutting a primarily residential area. The site is subject to an extant permission for student housing which the current application seeks to vary. Accordingly, it has been deemed suitable for redevelopment for student housing.</p> <p><u>BMAP</u></p>
9.5	<p>The site is located within Character Area CC 015 <i>Laganside and Docks</i>. <i>The general urban design criteria under Designation CC 015 states that 'the density of development in the area shall be maintained and increased where appropriate, including around transport node, through high site coverage and high plot ratio and that development proposal shall take account of the height of adjoining buildings'.</i></p>
9.6	<p>In regards to the more specific street frontages the Urban Design Criteria states that '<i>any part of the development which fronts onto York Street shall be a minimum building height of 5 storeys, or 17 metres to shoulder height, and a maximum height of 7 storeys'.</i></p>
9.7	<p>The overall height of the building is reduced by approximately 0.8m m 43.2m and 42.8m. The lower portions of the previously approved York Street elevations have been revised, reducing in height by approximately 0.3m (average). Corresponding revisions to Great Patrick Street and Little Patrick Street have been amended. Given the previously approved heights, the revised proposal is considered acceptable in this regard.</p> <p>As concluded under the previous application, the proposed height of the building exceeds the guidance as set out in BMAP however, at this location given the scale of infrastructure surrounding the site including the width of York Street and the large junction of Great George Street and York Street, the scale of the new university complex and; a number of planning approvals in the immediate locality it is considered that the proposed height, scale and mass would not result in harm to the character and appearance of the area.</p> <p><u>HMO Subject Plan 2015</u></p>
9.8	<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 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; provision is made for the management and there is ample landscaping and amenity space provided. The proposal therefore complies with HMO 7.</p> <p><u>Assessment against Planning & Place on PBMSA</u></p>
9.9	<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 a material consideration. The policy sets out six criteria which all applications for PBMSA proposals should adhere to.</p>

	Criteria (a)
9.10	In regards to the first criterion the development is within 180 metres of the new University of Ulster campus, 900 metres of the Belfast Metropolitan College and 1,300 metres of Queens University. Public Transport is located around 150 metres away from the development. As the proposal is likely to be for students that will attend University of Ulster it is suitably located and therefore complies with criterion (a).
	Criteria (b)
9.11	Requires the need to assess the proposal in relation to policy designations specific to the City Centre. The proposal is located 30 metres away across York Street from a Protected Housing Area known as Lancaster. Whilst PBSMA could be considered a form of residential accommodation the scale and impact of PBSMA is likely to be incompatible with existing residential communities. Whilst this may be the case in some instances it is, however, considered in this instance that the proposed development is located across York Street which acts as significant barrier between the two areas. In any case students have no need to pass through this area as the Colleges are all located in the opposite direction.
9.12	In regards to other policy designations in the city centre the site is not located with a conservation area or the primary retail core. The nearest listed building is located in Lancaster Street. The development is adequately removed so as not to have an impact on its setting. The proposal complies with criterion (b).
	Criteria (c)
9.13	In regards to criterion (c) it is considered that the layout, design and facilities provided within the development are of high standards. The site is currently underutilised and is within an area which suffers from significant vacant and derelict land / buildings. Belfast City Council's Regeneration and Investment Strategy comments that much of the city centre feels incomplete due to relatively high vacancy rate, underdeveloped sites and surface level car parks and particular makes reference to this section of the city centre. The layout is considered acceptable. The entrance to the PBSMA is located on York Street. This leads into a reception and a control zone beyond. A landscaped courtyard and 2 common rooms are provided, one on the ground floor the other on the first floor. Outlook from bedrooms is either over the street or the internal landscaped courtyards and in that regard it is considered acceptable.
9.14	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. The outdoor landscape courtyards provide around 514sqm (540 sq metres approved) which would not be sufficient for the numbers of students. However, it is considered that a flexible approach should be applied when considering planning applications for PBMSA in the City Centre that the common room / break out areas should be incorporated into the overall open space provision. The revised proposal relocates the majority of internal common area amenity space to the ground floor and provides 580sqm in total, including a gym, games area, lounge and tv areas. Taking this into account the combined level of provision (landscaped areas and commons rooms) it is considered, on balance, acceptable.
9.15	The development proposes 5 car parking spaces, a reduction from 6 spaces under the previous approval. The applicant has provided a detailed Travel Plan seeking to justify a relaxation of the standard based on alternative transport arrangements and the proximity

	of the development to the new University of Ulster Campus. Factoring this with the lack of objection from Transport NI it is considered that the applicant has adequately addressed the shortfall in parking provision.
9.16	<p>The accommodation proposed is in accordance / generally exceeds the standards set out in NI Housing Executive HMO standards – single rooms are approximately 14.28sqm (6.5sqm NIHE standard), and studio apartments are approximately 20.4sqm (9sqm NIHE standard) with common room areas ranging in size but not less than 21.76sqm for 6 occupants . Provision is therefore compliant with space standards.</p> <p>Criteria (d)</p>
9.17	<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. Whilst a protected housing area is located nearby (directly across York Street) it will not be unacceptably affected, given separation distances provided by York Street. Notwithstanding the additional units proposed, the building is very similar to the extant approval and thus no greater impact on amenity of neighbouring sites is therefore considered likely.</p> <p>Criteria (e)</p>
9.18	<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 goes into considerable detail and addresses main points raised under criterion (e). It will be secured by a Section 76 Agreement and as mentioned previously it is comprehensive and robust enough to ensure that impacts to existing and prospective residents will be minimal</p>
9.19	<p>A student management plan has been submitted, and the management company identified as CRM. The management plan indicates that CRM are the UK's largest accommodation management company, managing 14000 beds across the UK in schemes ranging from 45 bed to 606 bed. They are board members of the Accreditation Network UK (ANUK) – the National Code of Standards for Student Accommodation.</p>
9.20	<p>In terms of staffing the applicant has envisaged that a student development of this size and use will require a staff complement of:</p> <ul style="list-style-type: none"> • One full time Accommodation Manager; • two full time Assistant Accommodation Managers; • One full time Administration Assistant • Overnight Full time concierge • Security Staff • Cleaning Staff • 2 Maintenance Staff
9.21	<p>With use of a Section 76 Agreement it is considered that the management plan will ensure that impacts to neighbouring land uses and prospective residents will be minimal.</p> <p>Criteria (f)</p>
9.22	<p>Planning applications should be accompanied by evidence supporting the need for the type and quantum of PBSMA proposed. The applicant has submitted a statement of need. Need for accommodation at this location has been previously accepted by the extant permission.</p>

	<p><u>PPS7 – Design, character and appearance of Area and amenity</u></p>
9.23	<p>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. The policy sets out nine criteria which all residential development proposals are expected to meet. Please see paragraph 9.5- 9.7 for assessment in relation to height, scale and massing.</p>
9.24	<p>The proposed design is broadly similar to the previous permission and is considered consistent with the area, incorporating a similar, fenestration, and solid to void ratios. A palette of materials that includes light coloured buff brick and bronze metallic window panels are proposed. To ensure acceptable materials a condition will be attached to any approval requesting details of the external finishes to be submitted to Belfast City Council for agreement. The proposed design is therefore compliant with criteria [g] of PPS7.</p>
9.25	<p>Accordingly, it is not considered that the proposal would adversely impact on the character of the area, which is a wide mix of non-residential uses, building designs and finishes.</p>
	<p><u>Impact on Residential Amenity</u></p>
9.26	<p>Please refer to paragraph 9.17 for assessment of impact on residential amenity.</p>
	<p><u>Other Considerations</u></p>
	<p><u>Retail Units</u></p>
9.27	<p>Retail policy considerations are set out in the SPPS and BMAP. The site is located within the city centre but outside the primary retail core. Two retail units are proposed, as previously approved, albeit with differing floorplan configurations under the new application.</p>
	<p>As the site is located within the City Centre boundary in BMAP and the retail units are located on the ground floor there is no objection in principle to this use. Unrestricted retailing is appropriate within this City Centre location.</p>
	<p><u>Bin Storage</u></p>
9.28	<p>In regards to bin storage, the applicant has shown two defined areas within the ground floor layout. 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>Traffic and Parking</u></p>
9.29	<p>The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. It has been accepted that the proposal will not prejudice road safety or inconvenience the flow of traffic and there is adequate car parking, a view shared by Transport NI.</p>
	<p><u>Flooding</u></p>

9.30	<p>FLD 1 of Planning Policy 15: Planning and Flood Risk states that 'Development will not be permitted within the 1 in 100 year fluvial flood plain (AEP7 of 1%) or the 1 in 200 year coastal flood plain (AEP of 0.5%) unless the applicant can demonstrate that the proposal constitutes an exception to the policy. Where the principle of development is accepted by the planning authority through meeting the 'Exceptions Test', as set out below under the Exceptions heading, the applicant is required to submit a Flood Risk Assessment for all proposals.</p>
9.31	<p>The principle of development is considered acceptable as it meets the exceptions test in that a building already exists on the site. As the proposal falls under the exceptions test a Flood Risk Assessment (FRA) was requested and received. Rivers Agency was consulted in regards to the FRA and have no objections to the proposed development. The proposal therefore complies with PPS 15.</p>
9.32	<p><u>Noise</u></p> <p>Through the consultation process it was established that the development site is located in an area subject to high level of background noise. Consequently a Noise Report was submitted by the applicant which proposed various mitigation measures to overcome excessive noise. This adequately addresses concerns but it is recommended that Committee condition any approval to ensure that a noise verification report is submitted in line with Belfast City Council EPU's recommendations.</p>
9.33	<p><u>Contaminated Land</u></p> <p>An Updated Environmental Site Assessment & Generic Quantitative Risk Assessment report has been provided by RSK Ireland in support of this revised application. Additional intrusive site investigations, and analysis of soil and groundwater samples have been undertaken in support of the revised risk assessments. Low levels of soil contamination by metals and polyaromatic hydrocarbons in Made Ground has been identified. However, no unacceptable risks to environmental receptors were considered to be present on site. DAERA Waste Management and Environmental Health have no objection to the application subject to conditions and informatives.</p>
9.34	<p><u>Developer Contributions</u></p> <p>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.</p>
9.35	<p>In this case it is considered that this should primarily take the form of public realm improvements to the streetscape around the building and in particular to create a new safe pedestrian friendly crossing point to the university from the new student accommodation. The area currently does not provide a quality environment and is poor in respect of pedestrian linkages to the heart of the city. It is considered that collectively the new university complex and new accommodation with environmental improvements and safe crossing points will regenerate the area.</p>
9.36	<p>The sum of monies / works to be undertaken are to be agreed with the developer / landowner and the developer has expressed a willingness and commitment to provide satisfactory contributions.</p>

<p>10.0</p>	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not cause demonstrable harm to the interests of acknowledged importance. Approval is therefore recommended.</p>
<p>11.0</p>	<p>Conditions</p> <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 03B 'P03, Proposed Ground Floor Plan' bearing the Belfast City Council Planning Office date stamp 18 August 2015 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for parking.</p> <p>3. The Private Streets (Northern Ireland) Order 1980. The Department hereby determines that the width, position and arrangement of the street, and the land to be registered as being comprised in the streets, shall be as indicated on Drawing No. CIV- 16909-C-SA-95-0800 Revision A05 'Proposed Site Layout' bearing the DRD date stamp 10 September 2015 and Transport NI determination stamp of 18 September 2015.</p> <p>Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> <p>4. A minimum of 200 No. cycle parking spaces shall be provided and permanently retained close to the accesses to the proposed development for use by residents, staff and visitors to the development.</p> <p>Reason: to encourage the use of alternative modes of transport for development users.</p> <p>5. The development hereby permitted shall operate in accordance with the approved Travel Plan within the Management Plan bearing the Belfast City Council Planning Office date stamp 16 July 2015. This includes provision of the Translink Corporate Commuter Initiative, the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by TransportNI.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p> <p>6. Prior to occupation of the proposed development, the applicant must submit, to the Planning Authority for approval, a Noise Verification Report (VR) which demonstrates that:</p> <p>(a) Glazing to be installed in the four outward facing facades and the</p>

internal courtyard facade of the proposed building have been installed as per figure B of the submitted LA Noise Impact Assessment, referenced MRL/0959/L01 dated 17th February 2015;

- (b) The entire window system (including frames, seals etc.) and acoustic ventilation have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:
- Not exceed 40 dB $L_{Aeq,16hrs}$ at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;
 - Not exceed 35 dB $L_{Aeq,8hr}$ at any time between the hours of 23:00hrs and 07:00hrs in accordance with current building control requirements;
 - Not exceed 45 dB L_{Amax} for any single sound event between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.
- (c) The rating level of all combined building plant services does not have an adverse impact on the amenity of the proposed residential units during the day or at night assessed in accordance with BS4142:2014;
- (d) The proposed floor / ceiling / wall constructions between plant room, retail area and common room areas have been constructed as per recommended section 3.4 of the LA Noise Impact Assessment, referenced MRL/0959/L01 Rev1 and are capable of providing a sound reduction of at least 60 dB D_w so that suitable internal noise levels within student accommodation can be achieved as per recognised guidance.

7. Prior to commencement of operation of the development, the applicant must submit, to the Department, a *Final Management Plan* to be agreed and approved by Belfast City Council's Environmental Protection Unit.

Evidence must be submitted that the Management Plan will be delivered by a competent PBSA operator with a proven track record in managing this type of accommodation.

The Final Management Plan must demonstrate compliance with a government approved accreditation scheme for purpose built student accommodation such as ANUK/UNIPOL National Code of Standards or the Universities UK/HE Guild Management code and provide detailed arrangements to address the following matters:

- Noise Control and tenant behaviour;
- Measures for controlling hours of use and potential noise disturbance from the proposed gym and social space/games rooms;
- Proposed Liaison arrangements with the relevant education institutes, the Council and the PSNI in relation to tenant behaviour.
- Travel Plan for staff and students;
- General management operations;
- Site and landscape maintenance;
- Servicing; security features; CCTV; Lighting; Intercoms; Soundproofing.

Reason: In the interest of the protection of Public Health, prevention of noise, nuisance

	<p>and general disturbance</p> <p>8. Within the first year of commencement of operation of the development the Applicant must submit to the Council evidence to demonstrate that the development has obtained accreditation under a government approved accreditation scheme for purpose built student accommodation such as the ANUK/UNIPOL National Code of standards or the Universities UK/HE Guild Management Code. Continued operation of the development thereafter will be subject to accreditation under a government approved accreditation scheme being maintained.</p> <p>Reason: In the interest of Environmental Health.</p> <p>9. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>10. No building or structure, including aerials, masts, plant, and cranes proposed as part of the development hereby permitted shall exceed 48.7m AOD.</p> <p>Reason: Development exceeding this height would penetrate the Obstacle Limitation Surfaces (OLS) surrounding Belfast City Airport and could endanger aircraft movements and the safe operation of the aerodrome.</p> <p>11. Prior to the commencement of development details of the external finishes, including samples of materials to be used shall be submitted to Belfast City Council for agreement in writing, the development shall be constructed in accordance with those exemplars agreed and noted on the approved drawings.</p> <p>Reason: To ensure a quality standard of finish in the interests of visual amenity and the character and appearance of the area.</p>
<p>12.0</p>	<p>Notification to Department (if relevant)</p> <p>N/A</p>

ANNEX	
Date Valid	1st November 2016
Date First Advertised	25th November 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>1 Lancaster Street, Town Parks, Belfast, Antrim, BT15 1EZ, 1, 151 York Street, Town Parks, Belfast, Antrim, BT15 1AB, 1-51, York Street, Town Parks, Belfast, Antrim, BT15 1AA, 101 York Street, Town Parks, Belfast, Antrim, BT15 1AB, 14 Little Patrick Street, Town Parks, Belfast, Antrim, BT15 1BA, 16-20, Little Patrick Street, Town Parks, Belfast, Antrim, BT15 1BA, 2 Curtis Street, Town Parks, Belfast, Antrim, BT1 2ND, 20-24 Interpoint, York Street, Town Parks, Belfast, Antrim, BT15 1AQ, 23-33, Little York Street, Town Parks, Belfast, Antrim,, 26, 20-24 Interpoint, York Street, Town Parks, Belfast, Antrim, BT15 1AQ, 27, 20-24 Interpoint, York Street, Town Parks, Belfast, Antrim, BT15 1AQ, 3 Lancaster Street, Town Parks, Belfast, Antrim, BT15 1EZ, 34, 20-24 Interpoint, York Street, Town Parks, Belfast, Antrim, BT15 1AQ, 4, 20-24 Interpoint, York Street, Town Parks, Belfast, Antrim, BT15 1AQ, 4-6, Curtis Street, Town Parks, Belfast, Antrim, BT1 2ND, 40 Academy Street, Town Parks, Belfast, Antrim, BT1 2NQ, 48-50, York Street, Town Parks, Belfast, Antrim, BT15 1AS, 5 Lancaster Street, Town Parks, Belfast, Antrim, BT15 1EZ, 5, 48D York Street, Town Parks, Belfast, Antrim, BT15 1AS, 52 York Street, Town Parks, Belfast, Antrim, BT15 1AS, 53-57, York Street, Town Parks, Belfast, Antrim, BT15 1AA, 54 York Street, Town Parks, Belfast, Antrim, BT15 1AS, 56 York Street, Town Parks, Belfast, Antrim, BT15 1AS, 56A York Street, Town Parks, Belfast, Antrim, BT15 1AS, 59-61, York Street, Town Parks, Belfast, Antrim, BT15 1ED, 59-65, York Street, Town Parks, Belfast, Antrim, BT15 1AA, 6, 20-24 Interpoint, York Street, Town Parks, Belfast, Antrim, BT15 1AQ, 63 York Street, Town Parks, Belfast, Antrim, BT15 1AA, 7 Lancaster Street, Town Parks, Belfast, Antrim, BT15 1EZ, 8, 20-24 Interpoint, York Street, Town Parks, Belfast, Antrim, BT15 1AQ, 81-93 Magnet House, York Street, Town Parks, Belfast, Antrim, BT15 1AB, 95-99, York Street, Town Parks, Belfast, Antrim, BT15 1AB, Orpheus Building, York Street, Town Parks, Belfast, Antrim, BT15 1AA, Young Business Centre, 103 York Street, Town Parks, Belfast, Antrim, BT15 1AB, 103 York Street, Town Parks, Belfast, Antrim, BT15 1AB,</p>	
Date of Last Neighbour Notification	18th November 2016

Date of EIA Determination	N/A
ES Requested	Yes /No
Planning History	
<p>Ref ID: LA04/2016/1783/PAD Proposal: Amendment to planning permission Z/2015/0138/F. Additional 38 beds and changes to elevations. Address: 81-107 York Street, Belfast, BT15 1AB, Decision: Decision Date:</p> <p>Ref ID: Z/2012/0361/F Proposal: New university campus in Belfast City Centre. Development of 3 no. new buildings (Block A, Block B and Block C) with total floor area (gross external) of 85736 sqm. The maximum height of the buildings is 12 storeys at corner of Frederick Street and York Street. The development will be characterised by 2 no. lantern features at the corners of York Street and Donegall Street and York Street and Great Patrick Street. Public realm improvements to York Lane and in proximity to university buildings. Demolition of existing footbridge and development of new footbridge over York Street. Minor works to the existing Block 82 external facades. (Further Environmental Information received) Address: Metropole, Orpheus, Interpoint, York House, Playboard and Block 82, York Street / Frederick Street / Great Patrick Street, Belfast, BT15 1ED, Decision: PG Decision Date: 20.05.2013</p> <p>Ref ID: LA04/2016/1213/RM Proposal: Demolition of existing buildings and erection of 11 storey building comprising of 3 no. ground floor retail units, 307 studios for use as purpose built managed student accommodation with associated communal and amenity facilities, including gym and all associated site and access works. Address: 48-52 York Street, Belfast, BT15 1AS, Decision: AL Decision Date:</p> <p>Ref ID: LA04/2015/0184/F Proposal: Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens Address: Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral G Decision: PG Decision Date: 26.11.2015</p>	

Ref ID: Z/2014/1245/F

Proposal: .Relocation and increase in height of roof-top flues and minor amendments to the elevational treatments to the University of Ulster's Greater Belfast Development campus previously approved under planning application Z/2010/0361/f

Address: 'Metropole' 'Orpheus' 'Interpoint' 'York House' 'Playboard' and 'Block 82' York Street/Frederick Street/Great Patrick Street, Belfast, BT15 1ED,

Decision: PG

Decision Date: 18.11.2014

Ref ID: Z/2015/0138/F

Proposal: Demolition of existing buildings and erection of a building ranging in height from 11 to 14 No. storeys (37m X 43m) for managed student accommodation, comprising 590 No. ensuite double bedrooms with shared communal areas and kitchens and 92 studios; 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision.

Address: 81-107 York Street, Belfast, BT15 1AB,

Decision: PG

Decision Date: 28.06.2016

Drawing Numbers and Title

01, 03, 04A, 05A, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

Notification to Department (if relevant) – N/A

Date of Notification to Department:

Response of Department:

Representations from Elected Members: None