

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 14 March 2017</b>	
<b>Application ID:</b>	LA04/2016/0096/F
<b>Proposal:</b>  Refurbishment, part restoration, change of use and extension to Listed former Harland & Wolff Headquarters Building and to provide 36no. additional bedrooms (120No. in total) in a new annex, including service area, covered terrace, ancillary uses and associated access and site works.	<b>Location:</b> Former Harland And Wolff Headquarters Building and Drawing Offices Queens Road Belfast BT3 9DU
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Titanic Quarter Ltd Titanic Foundation Limited Titanic House 6 Queens Road Belfast BT3 9DT	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b> This application seeks full planning permission for Amendment to permission Z/2014/1555/F for refurbishment, part restoration, change of use and extension to listed former Harland &amp; Wolff Headquarters Building and to provide 36no. additional bedrooms (120No. in total) in a new annex, including service area, covered terrace, ancillary uses and associated access and site works.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>- The principle of a hotel at this location</li> <li>- The acceptability of alterations to a listed building;</li> <li>- Access, Movement and Parking</li> <li>- Archaeological and Built Heritage</li> <li>- Contamination</li> <li>- Flooding</li> <li>- Impact on protected sites</li> </ul> <p>The site is located within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015 and within zoned as a mixed use site (BHA01). The site is also located within Phase 2 of the Titanic Quarter as identified in the overall development framework for the area. Extant Planning approval on site for the conversion of the building to a hotel. The proposed extension links to the approved scheme. It is a contemporary design that will not detract from the appreciation of the existing building or dominate its setting.</p> <p>The alterations to the listed building also require listed building consent (LA04/2016/0097/LBC).</p>	

Historic Environment Division (HED) comments remain outstanding.

Transport NI have offered no objections to the proposal subject to a number of conditions relating to improvements to road infrastructure and parking provision.

The site lies within an undefended coastal floodplain and is considered an exception to PPS15 in that the proposal involves the reuse of an existing building, will create a significant tourism asset in a landmark historical building and benefits from an extant planning permission for a hotel.

In light of an outstanding consultation responses from Rivers Agency and Shared Environment the Director of Planning and Place is authorised to draft any necessary amendments to/ additional conditions in respect of the Planning Applications Schedule.

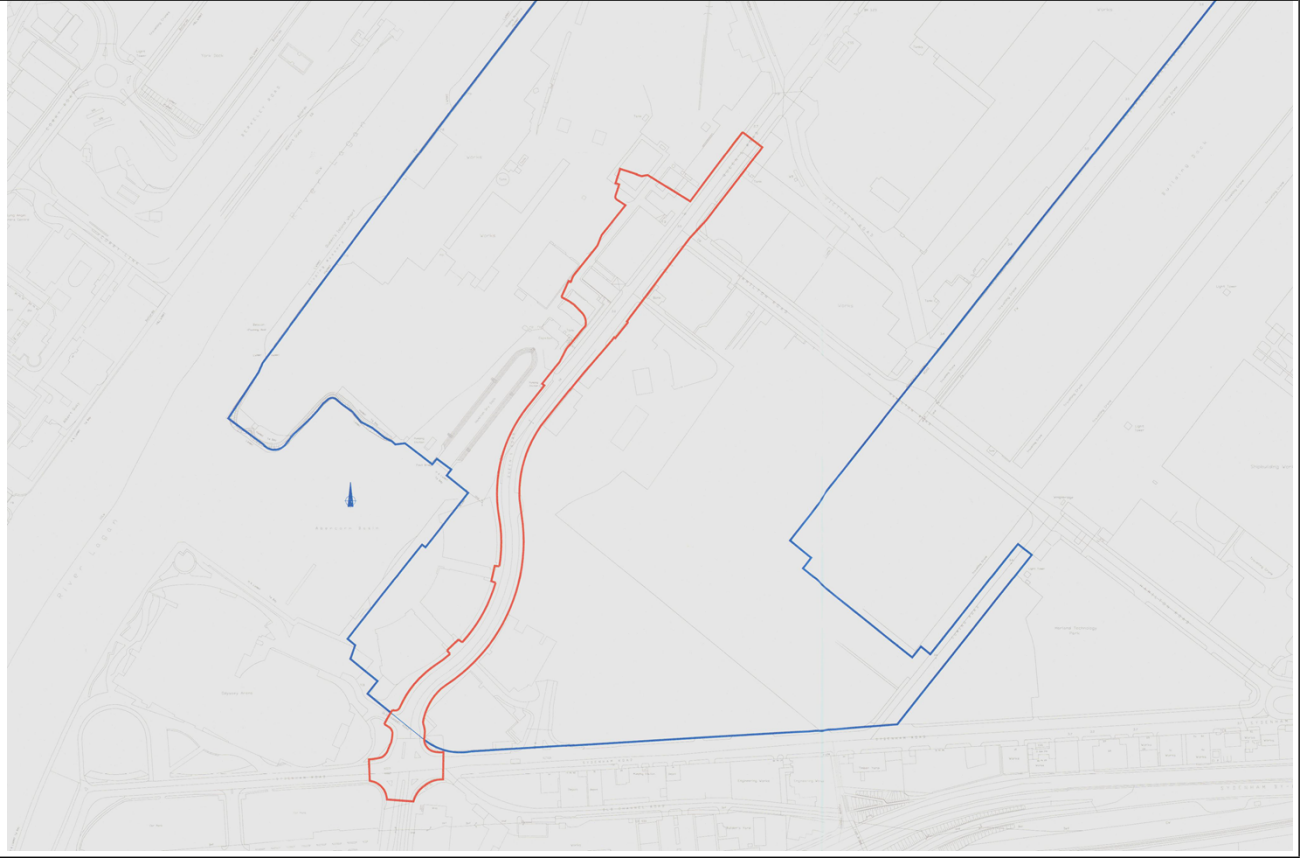
Statutory consultees offered no objections subject to conditions relating to contamination investigation and appropriate mitigation and archaeological investigation.

It is recommended that the application is approved with conditions.

**Signature(s):**

## Case Officer Report

### Site Location Plan



<b>1.0</b>	<p><b>Description of Proposed Development</b> Amendment to permission Z/2014/1555/F for refurbishment, part restoration, change of use and extension to listed Harland &amp; Wolff Headquarters Building and to provide 36no. additional bedrooms (120No. in total) in a new annex, including service area, covered terrace, additional internal ground-floor dining and plant areas, ancillary uses and associated access and site works.</p>
<b>2.0</b>	<p><b>Description of Site</b> Three storey C-shaped flat roof main structure with two pitched roof two storey rear returns. Main frontage onto Queens Road with building located directly onto footpath.</p>
<p><b>Planning Assessment of Policy and other Material Considerations</b></p>	
<b>3.0</b>	<p><b>Site History</b></p>
<b>3.1</b>	<p>Z/2009/0097/F - Restoration and part change of use of listed, former Harland &amp; Wolff drawing offices to function rooms, demolition of existing toilet wing with re-instatement of facade, erection of pavilions for ancillary uses, including bar and undertaking of associated site works. Approved 10th December 2009</p>
<b>3.2</b>	<p>Z/2009/1091/F - Refurbishment, part-restoration change of use and extension of listed former Harland &amp; Wolff Headquarters building for use a 111-bedroom boutique hotel, spa facilities, swimming pool, gymnasium and other ancillary uses together with associated access and site works. Approved 3rd February 2011</p>
<b>3.3</b>	<p>Z/2014/0421/F - Application under Article 28 of the Planning (Northern Ireland) Order 1991 to vary planning condition 26 attached to planning permission Z/2009/1091/F to</p>

	ensure consistency with the updated Transport Master Plan addendum for Titanic Quarter Phase 2. Approved 9th July 2014
<b>3.4</b>	Z/2014/1555/F - Conversion refurbishment, restoration, extension and minor demolition of the former Harland And Wolf Headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities, and other ancillary accommodation including plant and storage areas, communal areas together with associated access and site works. Tourist facilities to include guided tours. Approved 22 <sup>nd</sup> May 2015
<b>3.5</b>	Z/2015/1580/LBC - Conversion, refurbishment, restoration, extension and minor demolition of the former Harland and Wolff headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including the re-use of materials and installation of use of new materials (Brickwork, cladding, roof, coverings, joinery works). Approved 23 <sup>rd</sup> July 2015
<b>4.0</b>	<b>Policy Framework</b>
<b>4.1</b>	Belfast Metropolitan Area Plan 2015
<b>4.2</b>	SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 13 – Transportation and Land Use Planning Policy Statement 15 – Planning and Flood Risk Planning Policy Statement 16 - Tourism
<b>5.0</b>	<b>Statutory Consultees</b> Transport NI – No objection subject to conditions NI Water – No objection NIEA Waste Management Unit – No objection subject to conditions NIEA Water Management Unit - No objection Rivers Agency – Await response NIEA Natural Environment Division – No objections Shared Environmental Services – Await response
<b>6.0</b>	<b>Non-Statutory Consultees</b> Environmental Health BCC – No objection subject to conditions
<b>7.0</b>	Representations None Received
<b>8.0</b>	Other Material Considerations DCAN 15 – Vehicular Access Standards Boutique Hotel & Drawing Offices – Transport Assessment Form (June 2015) Boutique Hotel & Drawing Offices – Travel Plan & Service Yard Management Plan (June 2015). Titanic Quarter: Transport Master Plan (06 February 2008) Titanic Quarter: Addendum to Transport Master Plan (27 February 2012)
<b>9.0</b>	<b>Assessment</b>
<b>9.1</b>	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>- The acceptability of proposed hotel use</li> <li>- The acceptability of alterations to a listed building</li> </ul>

	<ul style="list-style-type: none"> <li>- Access, Movement and Parking</li> <li>- Archaeological and Built Heritage</li> <li>- Contamination</li> <li>- Flooding</li> <li>- Impact on Protected Sites</li> </ul> <p><b>The Acceptability of proposed hotel use</b></p> <p><b>9.2</b> The site is located within the development limits of Belfast as designated in the Area Plan and within the Titanic quarter zoning. The presumption is therefore in favour of development. A change of use to a hotel has recently been granted on the site under reference Z/2014/1555/F. This proposal gained approval on 22<sup>nd</sup> May 2015 and is therefore still live.</p> <p><b>9.3</b> A number of key site requirements are set out for development in the zoning BHA01. One of these requirements is that development of the site shall only be permitted in accordance with an overall development framework.</p> <p><b>9.4</b> A development framework was prepared for the entire Titanic Quarter in 2003 and agreed by the Department of the Environment in 2008 and later amended in 2010. This provided an overall planning context for the phased development of the area. This framework is supported by a Transport Masterplan which stipulates infrastructure required at each phase of the development.</p> <p><b>9.5</b> Each development must be consistent with the overarching framework. This approach has already been applied in the approval of the Financial Service Campus, the Public Records Office of Northern Ireland and the Titanic Film Studios.</p> <p><b>9.6</b> The site is located within Phase 2, as part of a 4 phased approach to the long term development of the Titanic Quarter. Amongst the development proposals in this phase, as identified in the framework, is the refurbishment of the former H&amp;W headquarters building (the subject of this application) into a 4-star hotel. The proposal therefore sits comfortably with the development framework and with BMAP. In accordance with Planning Policy Statement 16 the proposal will also facilitate sustainable tourism development in an environmentally sensitive manner and contribute to the growth of the regional economy by facilitating tourism growth.</p> <p><b>The acceptability of alterations to a listed building</b></p> <p><b>9.7</b> In terms of the additional ‘wing’ the scale is very much in keeping with the main building. The roof line of the proposed extension sits approximately 1m lower than the ridge height of the main building and sits at the same level as the stepped down mansard roof. The extension is located above and to rear of the existing narrow single storey side annex and sits flush with the front of the building. The glazed curtain wall on the stairwell acts as a lightweight link to the main building with the modern take on the traditional vertical proportions ensuring that the extension does not dominate or detract from the main building. Historic Environment Division have commented in more detail on the design of the proposal. These comments are discussed below at 9.12.</p> <p><b>Access, Movement and Parking</b></p> <p><b>9.8</b> In assessing the development application, TransportNI is mindful of the previous planning approvals on the site (Z/2009/0097/F, Z/2009/1091/F, Z/2014/0421/F, &amp; Z/2014/1555F). In addition, the following documents have been considered and are deemed appropriate for the assessment of the current development application: -</p> <ul style="list-style-type: none"> <li>• Boutique Hotel &amp; Drawing Offices – Transport Assessment Form (June 2015)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Boutique Hotel &amp; Drawing Offices – Travel Plan &amp; Service Yard Management Plan (June 2015).</li> <li>• Titanic Quarter: Transport Master Plan (06 February 2008)</li> <li>• Titanic Quarter: Addendum to Transport Master Plan (27 February 2012)</li> </ul>
<p><b>9.9</b></p>	<p>A Travel Plan &amp; Service Yard Management Plan was submitted with the application to demonstrate how the development is accessible by public transport, by bicycle and on foot. The report anticipates that the heritage / tourist related activities will be associated with existing trips to the Titanic Signature Building and will not generate additional new trips onto the surrounding highway network. Transport NI have offered no objections to the proposal subject to a number of conditions relating to improvements to road infrastructure and parking provision, detailed at 11.9-11.16.</p>
<p><b>9.10</b></p>	<p><b>Archaeological and Built Heritage</b>  This application site is located adjacent to the Alexandra Graving Dock, which was built between 1885 and 1889, and to the Titanic Slipway. These monuments are afforded protection under the Historic Monuments and Archaeological objects Order (Northern Ireland) 1995 and also under the provisions of Policy BH 1 of PPS 6. Harland and Wolff Headquarters building is listed within the Department’s Industrial Heritage Record to which Policy BH 2 of PPS 6 applies.</p>
<p><b>9.11</b></p>	<p>Historic Environment Division: Historic Monuments Unit (HMU) has considered the impacts of the proposal. HMU is content with the proposal, conditional on the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation <i>in situ</i>, as per Policy BH 4 of PPS 6. The attached condition would be appropriate in this case (L15 &amp; L05A).</p>
<p><b>9.12</b></p>	<p>NIEA Historic Monuments Unit have confirmed that the accompanying application for listed building consent (LA04/2016/0097/LBC) complies with Policy BH8 of PPS6, and are satisfied that the proposed works maintain the essential character of the building, is of appropriate design and makes use of sympathetic materials.</p>
<p><b>9.13</b></p>	<p><b>Contamination</b>  A desk study and ground condition report has been provided by RPS in support of this application. The report summarises the site history and evidence of ground and groundwater contamination at the site from site investigations at and in the vicinity of the building including generic qualitative risk assessment. The building is to be retained and some additional groundworks including mini piles are proposed. The report has identified potential contaminants of concern associated with the origins of the made ground, the former surrounding land uses and the historic fuel spillages on land adjacent to the site. Due to the historic nature of the gas monitoring a conservative approach has been recommended within the report which recommends gas protection be incorporated into the existing and new floors of the proposed development. External areas are to be covered in hard standing with any landscape planting being placed in raised beds or buried tree boxes.</p>
<p><b>9.14</b></p>	<p>No unacceptable risks to environmental receptors have been identified and Waste Management (WM) Land and Groundwater team concur with the conclusions of the assessment. There is the potential for unforeseen contamination to be encountered during the site development.</p>
<p><b>9.15</b></p>	<p>Based on the information supplied Environmental Health and NIEA Waste Management Unit have requested that a number of conditions are attached should planning permission be granted. These conditions are detailed below at 11.2 – 11.13.</p>

<p><b>9.16</b></p> <p><b>9.17</b></p> <p><b>9.18</b></p> <p><b>9.19</b></p> <p><b>9.20</b></p>	<p><b>Flooding</b> Rivers Agency indicated that the site lies within the 1 in 200 year coastal floodplain of Belfast Lough. This floodplain is undefended.</p> <p>Given the extant planning approval on the site Z/2014/1555/F for the conversion refurbishment, restoration, extension and minor demolition of the former Harland And Wolf Headquarters building and drawing offices for 84 bedroom boutique hotel it would be unreasonable to now find the current proposal unacceptable. The proposal, in terms of the new build element, is considered an exception as it involves the extension to an existing approved hotel and thus has to be located on the site. The proposal will certainly enhance the Titanic Quarter and provide a high quality Tourist facility, and indeed attraction, in what is something of a landmark building of considerable historical interest. For this reason it should be seen to be of significant sub-regional importance.</p> <p>A Flood Risk Assessment was submitted in support of the application. As the works involve the restoration of the existing drawing offices there is no scope to modify the building in terms of raising the finished floor level. However the floor level is maintained at 3.35m OD, 180mm above the 0.5% AEP (Annual Exceedance Probability) event of 3.17m.</p> <p><b>Impact on Protected Sites</b> The application site is in close proximity to Inner Belfast Lough ASSI, Belfast Lough SPA and Belfast Lough Open Water SPA which are of international and regional importance and as such are protected.</p> <p>Natural Environment Division has considered the impacts of the proposal on designated sites and other Natural Heritage interests and on the basis of the information provided is content subject to conditions.</p> <p>A Habitats Regulations Assessment (HRA) Stage 2: Appropriate Assessment was carried out for the previous approval on the site (Z/2014/1555/F). This concluded that there will be no adverse effect on the integrity of Belfast Lough Special Protection Area (SPA) and Belfast Lough Open Water SPA, provided conditions are imposed. An assessment of the impact of the proposal on the Belfast Lough ASSI was also carried out and the same conclusion was reached.</p>
<p><b>10.0</b></p> <p><b>10.1</b></p> <p><b>10.2</b></p>	<p><b>Summary of Recommendation:</b> The proposal, which adds to the hotel already approved under Z/2014/1555/F, will help fuel the continued regeneration of the Titanic Quarter and provide a high quality service that will undoubtedly result in significant regional economic benefits. The proposal will also facilitate sustainable tourism development in an environmentally sensitive manner. Historic Environment Division have offered no objections to the proposal and are satisfied that the extension will not detract from or jeopardise the character or setting of the H&amp;W drawing office building.</p> <p>No objections have been offered from Statutory and non-statutory consultees. We await a response from Shared Environmental Services team in order to complete a Habitats Regulations Assessment, no major issues are anticipated as one was carried out in the assessment of the previous approval (Z/2014/1555/F) and no issues were raised.</p>
<p><b>11.0</b></p>	<p><b>Conditions</b> As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this</p>

11.1	<p>permission.</p> <p>Reason: Time Limit.</p>
11.2	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure no likely significant impact on Belfast Lough SPA or Outer Belfast Lough SPA.</p>
11.3	<p>After completing the remediation works as described under condition 2, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Department. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure no likely significant impact on Belfast Lough SPA or Belfast Lough Open Water SPA.</p>
11.4	<p>If a piling foundation is required no development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Department. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention".</p> <p>Reason: Protection of environmental receptors to ensure no likely significant impact on Belfast Lough SPA or Belfast Lough Open Water SPA.</p>
11.5	<p>No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
11.6	<p>Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.</p> <p>All fuel storage tanks (and associated infra-structure) must be fully decommissioned and</p>



11.7	<p>removed in line with current Pollution Prevention Guidance (PPG2, PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process, Conditions 2 and 8 will apply.</p>
11.8	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>After completing any remediation works under Conditions 2 and 7; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).</p> <p>The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p>
11.9	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>Prior to the development commencing the applicant shall submit to the Council for approval a detailed design and installation schedule for a bespoke gas/vapour protection scheme as recommended in section 12.4.2 of the RPS report IBR0622 June 2015. This must include a detailed method and capability statement.</p>
11.10	<p>Reason: In the interests of public health.</p> <p>Any alteration to the approved remediation scheme shall be submitted for prior approval to the Council.</p>
11.11	<p>Reason: In the interests of public health and safety.</p> <p>Prior to the occupation of the site a verification report shall be submitted to the Council for approval. The verification report shall demonstrate that the approved gas/vapour protection measures have been incorporated into the design and verified.</p>
11.12	<p>Reason: In the interests of public health.</p> <p>Prior to the occupation of the proposed development, the applicant shall provide to the Council, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the RPS desk study &amp; ground contamination report IBR0622 June 2015 have been implemented.</p>
11.13	<p>Reason: In the interests of public health.</p> <p>The Verification Report shall be completed by competent persons, it will demonstrate the successful completion of approved remediation works and that the site is fit for the proposed end use. The Verification Report must be in accordance with current Environment Agency guidance and demonstrate that the mitigation measures have broken the identified contaminant-pathway-target linkages and that the site no longer poses a significant risk to human health. In particular, this Verification Report must demonstrate that:</p> <ul style="list-style-type: none"> <li>• All areas of the site have been covered in hard standing.</li> <li>• Any areas of landscaping have been formed in raised beds or buried tree boxes and</li> </ul>

	<ul style="list-style-type: none"> <li>Any imported soils are demonstrably suitable for the end use Residential without Plant Uptake.</li> </ul> <p>Reason: In the interests of public health and environmental protection.</p> <p>Unless otherwise agreed with the Council, this development shall not become operational / occupied if it means more than the Titanic Signature Building and one fifth of other Phase 2 development as defined in vehicular trips in the Transport Master Plan (updated by the Transport Master Plan Addendum bearing the date stamp 27 February 2012) is already operational / occupied; until a new grade separated junction on the Sydenham Bypass has been fully completed in accordance with detailed engineering drawings to be submitted to and approved by the Department. The works shall not prejudice the future provision of the A2 Sydenham Bypass widening scheme by the Department for Regional Development, as identified in BMAP and BMTP. All works shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance.</p> <p>Reason: To ensure the road works considered necessary to provide a proper, safe and convenient access to the site are carried out as part of the development.</p> <p>The development hereby approved shall not become operational / occupied until the road works &amp; other improvements have been provided in general accordance with Drawing Number IBH0228/EW/3000 (BCC Planning drawing number 14) bearing date stamp 30 June 2015. All works shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance.</p> <p>Reason: To ensure that the roads &amp; other improvements considered necessary to provide a proper, safe &amp; convenient means of access are implemented prior to the commencement of any permitted uses.</p> <p>No part of the development hereby approved shall become operational / occupied until 10 covered Sheffield cycle stands have been provided within the site and made available to staff and customers.</p> <p>Reason: To encourage the use of alternative modes of transport for development users.</p> <p>No part of the development hereby approved shall become operational until a high frequency public transport service as defined in the Transport Master Plan (bearing Planning Service date stamp 6 February 2008) and as generally indicated in the Design Principles document (bearing Planning Service date stamp 18 June 2008) has been fully implemented / continues to be available for all development users. Unless otherwise agreed with the Department the service shall be operated for a period of 5 years or until replaced by a rapid transit service, whichever is sooner.</p> <p>Reason: To ensure that the public transport service considered necessary to provide a proper, safe and convenient access to the site is provided as part of the development.</p> <p>Unless otherwise agreed with the Council, a rapid transit service including all associated infrastructure works must be fully implemented within the site, as defined in the Transport Master Plan and as generally indicated in the Design Principles document. The rapid transit service shall commence operation concurrently with an equivalent service to be provided in the city by the Department for Regional Development. It shall be to an equivalent standard to that provided in the city and be in accordance with details to be submitted to and agreed by the Department.</p>
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<p>11.19</p>	<p>Reason: To ensure that the public transport service considered necessary to provide a proper, safe and convenient access to the site is provided as part of the development.</p> <p>The development hereby permitted shall operate in accordance with the approved Service Management Plan (contained within the document entitled 'Boutique Hotel &amp; Drawing Offices, Travel Plan &amp; Service Yard Management Plan') June 2015.</p>
<p>11.20</p>	<p>Reason: In the interests of road safety and traffic progression.</p> <p>The development hereby permitted shall operate in accordance with the approved Travel Plan (contained within the document entitled 'Boutique Hotel &amp; Drawing Offices, Travel Plan &amp; Service Yard Management Plan') June 2015.</p>
<p>11.21</p>	<p>Reason: To encourage the use of alternative modes of transport for development users.</p> <p>The development hereby permitted shall operate in accordance with the proposed 'TQ Boutique Hotel and Drawing Offices – Maintenance Management Plan' issue date June 2015.</p> <p>Reason: In the interests of road safety and traffic progression and to ensure that the applicant has initiated his maintenance obligations in this regard.</p>
<p><b>Informatives</b></p> <p>For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact:          Historic Environment Division – Historic Monuments Unit          Causeway Exchange          1–7 Bedford St          Belfast,          BT2 7EG          Quote reference: SM11/1 DOW 004:501</p> <p>Application for the excavation licence, required under the <i>Historic Monuments and Archaeological Objects (NI) Order 1995</i>, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to:          Historic Environment Division – Historic Monuments Unit          Causeway Exchange          1–7 Bedford St          Belfast,          BT2 7EG</p> <p>The applicant is informed that they have a legal obligation under Part II of 'The Water (Northern Ireland) Order (1999)' to obtain the consent of the Department prior to discharging effluent into a waterway or underground stratum for commercial, industrial or domestic premises. This includes any discharge intended to be made from the proposed drainage system as detailed in the application for planning permission.</p> <p>The applicant is informed that it is an offence under Part II, Article 7 of 'The Water (Northern Ireland) Order (1999)' to knowingly or otherwise discharge or deposit any poisonous, noxious or polluting matter so that it enters a waterway or water contained in any underground strata. This description includes suspended solids.          The penalty if found guilty of such an offence under this Article is imprisonment for a term</p>	

not exceeding 2 years, a fine or both.

The applicant's attention is drawn to The Conservation (Natural Habitats, etc) Regulations

(Northern Ireland) 1995 (as amended), under which it is an offence:

- a) Deliberately to capture, injure or kill a wild animal of a European protected species, which includes all species of bat;
- b) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
- c) Deliberately to disturb such an animal in such a way as to be likely to:
  - (i) affect the local distribution or abundance of the species to which it belongs;
  - (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or
  - (iii) Impair its ability to hibernate or migrate;
- d) Deliberately to obstruct access to a breeding site or resting place of such an animal; or
- e) To damage or destroy a breeding site or resting place of such an animal.

If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment

Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA.  
Tel.  
028 905 69605

The purpose of the Conditions 2, 7 and 8 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e.

Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks

The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999.

WM recommend that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent Conditions.

Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

All construction plant and materials shall be stored within the curtilage of the site.

The access road to the north and west of the development (from Queen's Road extending to the west side of the development) is to be retained as a one-way street in said direction.

The trigger for the delivery of the new grade separated junction on the Sydenham Bypass is the implementation of Titanic Quarter Phase 2 development generating 5776 cumulative private vehicle trips which comprises of no more than the Titanic Signature Building (equivalent to 2329 daily vehicular trips) and 3447 of other Phase 2 daily vehicular trips.

Neighbour Notification Checked	Yes

<b>ANNEX</b>	
<b>Date Valid</b>	30th June 2015
<b>Date First Advertised</b>	29th January 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) 13, 15-19, Sydenham Road, Ballymacarret, Belfast, Down, BT3 9DH, 2 Titanic Boulevard, Ballymacarret Intake, Belfast, Down,, 2A Queens Road, Ballymacarret Intake, Belfast, Down, BT3 9DT, 60-62, Sydenham Road, Ballymacarret Intake, Belfast, Down, BT3 9DJ, 7 Queens Road, Ballymacarret Intake, Belfast, Down,, Apartment 11.01 – 53 The Arc, 2L Queens Road, Ballymacarret Intake, Belfast, Down,, Apartment 3.01, The Arc, 2D Queens Road, Ballymacarret Intake, Apartment T 7.01 - 43, The Arc, 2H Queens Road, The Owner/Occupier, Apartment 9.01 - 82, The Arc, 2I Queens Road, Ballymacarret Intake, Belfast, Down,, First Trust Bank, Queens Road, Ballymacarret Intake, Belfast, Down, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, The Arc, 2E - I Queens Road, Ballymacarret Intake, Belfast, Down,, Titanic Belfast , Olympic Way, Queen's Island, Belfast, Co. Down Unit 1 - 9, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake Works, Victoria Road, Queen'S Island, Queen's Island, Belfast, Down	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Drawing Numbers and Title</b>	
<b>Notification to Department (if relevant)</b>	
Date of Notification to Department: Response of Department:	