



<b>Subject:</b>	Update on Major planning permissions
<b>Date:</b>	16 <sup>th</sup> May 2017
<b>Reporting Officer:</b>	Phil Williams, Director of Planning and Place
<b>Contact Officer:</b>	Ed Baker, Development Engagement Manager

<b>Is this report restricted?</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<b>Is the decision eligible for Call-in?</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

<b>1.0</b>	<b>Purpose of report or summary of main issues</b>
1.1	The purpose of this report is to give the Planning Committee information on the number of planning permissions granted for Major development since the transfer of many planning powers to Local Government in April 2015.
<b>2.0</b>	<b>Recommendations</b>
2.1	That the Committee notes the information contained in this report.
<b>3.0</b>	<b>Main report</b>
3.1	<u>Background</u> Many planning powers transferred to Local Government in April 2015, giving councils responsibility for preparing a Local Development Plan for their area, determining most planning applications and enforcing breaches of planning control. Over a two-year period since transfer Belfast City Council has determined approximately 3,300 applications. Approximately 93% of these applications have been approved. The Council's Planning Committee has determined close to 430 planning applications. This is approximately 13% of all applications, with a delegation rate of 87%.

<p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p><u>Major developments</u></p> <p>Since transfer, the Council has determined approximately 80 applications for Major developments. The approval rate for 2016/17 was 97%. This demonstrates the Planning Service's strong commitment to engaging with its customers, working through issues, and finding solutions so that significant development projects can be progressed. All of these Major applications were determined by the Planning Committee as required by statute.</p> <p>These permissions have included many Major city centre schemes, and include:</p> <ul style="list-style-type: none"> <li>• 17 permissions for hotels (or circa 1,500 beds)</li> <li>• 21 permissions for offices (circa 150,000 sq. m. floor space)</li> <li>• 12 permissions for Purpose Built Student Accommodation (circa 5,800 beds)</li> </ul> <p>The total construction value of these developments is estimated at around £400 million, broken down as follows</p> <ul style="list-style-type: none"> <li>• Hotels – £70 million</li> <li>• Offices – £165 million</li> <li>• Purpose Built Student Accommodation – £175 million</li> <li>• <b>Total – £410 million</b></li> </ul> <p>A map showing the location of these Major permissions is provided at <b>Appendix 1</b>.</p> <p>The above information gives the Committee a picture of the contribution that the Planning Service is making to development across the city, including investment in the city centre.</p>
<p>3.5</p>	<p><u>Financial &amp; Resource Implications</u></p> <p>None identified.</p>
<p>3.11</p>	<p><u>Equality or Good Relations Implications</u></p> <p>None identified.</p>
<p><b>4.0</b></p>	<p><b>Appendices – Documents Attached</b></p>
<p>4.1</p>	<p>Appendix 1 – map showing location of Major planning permissions across the city</p>