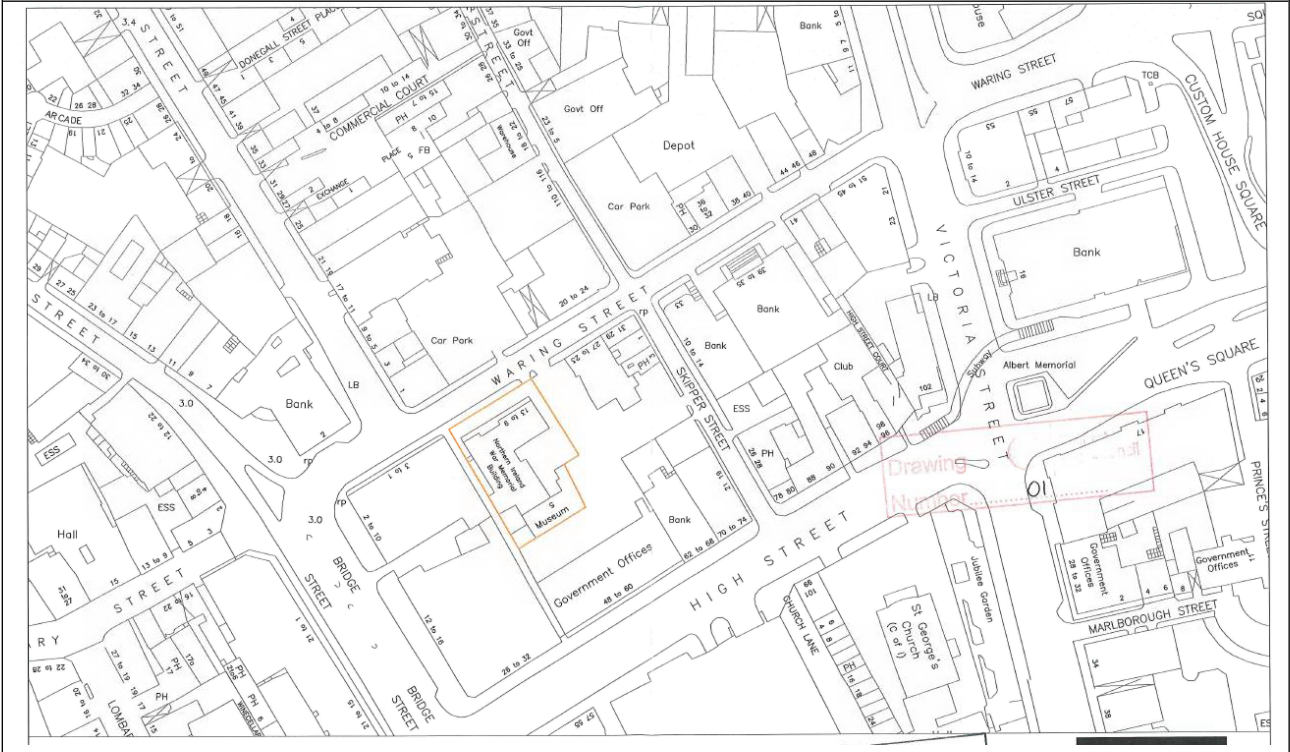


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 June 2017	
Application ID: LA04/2017/0171/F	
Proposal: Change of use from offices to 37 bedroom hotel with associated restaurant, bar and ancillary facilities including new rooftop terrace.	Location: 5, 9-13 Waring Street Belfast
Referral Route: Hotel Development more than 30 Bedrooms.	
Recommendation:	Approval
Applicant Name and Address: Chanro Investments Limited 32 Lodge Road Coleraine	Agent Name and Address: Barry Owens Consulting 38 Highfields Avenue Newry BT35 8UG
<p>Executive Summary: The application seeks full permission for change of use from vacant offices to 37 bedroom hotel with associated restaurant, bar and ancillary facilities including new roof top terrace.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The acceptability of the proposed hotel at this location and the loss of existing office space; - Impact on character appearance of the Cathedral conservation area; - The impact on the listed building and setting of adjacent listed buildings - Design and layout of the proposed accommodation; - Impact on transport and other infrastructure. - Flooding <p>The site is located within Belfast City Centre and within the Cathedral Conservation Area. The proposed hotel use is compatible with the locality and the site, and the loss of office space is not considered detrimental to the overall provision in the city centre. The proposal will have no impact on the character and appearance of the conservation area and all important views within, into and out of the area will be protected.</p> <p>No objections or representations have been received. Statutory and non-statutory consultees have offered no objections subject to the conditions outlined below in the report.</p> <p>Having had regard to the development plan, relevant planning policies, histories and other material considerations, it is determined that the proposal should be approved subject to conditions.</p>	

Case Officer Report

Site Location Plan



1.0	<p>Description of Proposed Development</p> <p>The proposed development is for the change of use from vacant offices to 37 bedroom hotel with associated restaurant, bar and ancillary facilities including new roof top terrace.</p>
2.0	<p>Description of Site</p> <p>The building is a detached five storey modernist building with an L shaped rear wing, it provides office accommodation for charities and organisations which is not vacant. The front and rear walls are of modular concrete framework with slate panels below window openings to the north elevation, the south is finished in red brick. A copper clad round tower sits to the west end of the roof. The ground floor is set back behind black slate pillars, Sugar House Entry runs along the south western boundary of the site. a single storey building is located to the rear of the site housing the Royal Ulster Rifles Museum.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2015/1451/F - Change of use from Office and Museum to 63 bedroom Hotel with associated Conference, Leisure and Ancillary Facilities.</p> <p>LA04/2015/1452/LBC - Alterations and extensions to Listed Building</p> <p>LA04/2016/0195/DCA - Partial demolition of rear section of existing listed building as part of proposed change of use from offices / museum to 63 bedroom hotel with associated conference, leisure and ancillary facilities including extension and alterations (as per planning application LA04/2015/1451/F)</p>

4.0	Policy Framework
4.1	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Belfast Urban Area Plan 2001 Belfast Metropolitan Area Plan (2015) (draft) Planning Policy Statement 3 - Access, Movement and Parking Planning Policy 4 - Planning and Economic Development Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Addendum to PPS 6: Areas of Townscape Character Planning Policy Statement 15 (Revised) - Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	Transport NI – awaiting Rivers Agency – No Objection NIEA Historic Buildings Unit – awaiting on LBC NIEA – No objection subject to NIW approval and conditions NIW – No objection.
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – no objection subject to conditions
7.0	Representations
7.1	No objections or representations
8.0	Other Material Considerations
8.1	Cathedral Conservation Area Guidance
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The acceptability of the proposed hotel at this location and the loss of existing office space; - Impact on character appearance of the Cathedral conservation area; - The impact on the listed building and setting of adjacent listed buildings - Design and layout of the proposed accommodation; - Impact on transport and other infrastructure. - Flooding
9.2	Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.
9.3	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with draft BMAP remaining a material consideration. The proposed development lies within the development limit for Belfast City Centre, the Old City Character Area (CC09), the area of archaeological potential and the area of parking restraint (CC025) as set out in the draft

	<p>plan.</p> <p><u>The acceptability of the proposed hotel at this location and the loss of existing office space.</u></p> <p>9.4 The proposal is to change the use of a vacant office building to a 37 bedroom Hotel with associated restaurant, bar and roof top terrace. A five storey ‘tower’ extension is also proposed to the rear elevation to house a new stair case and lift. While the building is currently a vacant office building there remains significant provision of office accommodation within the city centre and the loss of office space is not considered detrimental to the city centre as a whole. A hotel use at this location will further enhance the vitality and viability of the city centre and it is considered, on balance, that such a proposal would not conflict with any relevant policy and in particular PED7 of PPS4.</p> <p><u>Impact on character appearance of the Cathedral conservation area.</u></p> <p>9.5 The site lies within the Cathedral Conservation Area and also the Old City Character Area (CC09) as designated in draft BMAP. This sets out a number of urban design criteria for the area.</p> <p>9.6 Designation CC09 does not refer specifically to Waring Street however it does refer to new developments respecting the building line, new building heights should be between 3 and 5 storeys and shall reflect traditional plot widths. The existing building is five storeys with a proposed open roof terrace. The scale and massing is considered in keeping with the existing immediate context of the site. The proposal is therefore considered to comply with CC09 of the development plan.</p> <p>9.7 The site is identified as falling within the Cathedral Conservation Area. The primary policy considerations are set out in PPS 6, Policy BH12 – new development in a Conservation Area. BH12 sets out 7 general criteria for proposals. It considered the proposal complies with these policy tests. The existing Waring Street elevation will remain largely unaltered. The proposal will improve and enhance the character and appearance of the area and all important views within, into and out of the area will be protected.</p> <p>9.8 The Conservation Area Officer was consulted on the application and notes that the proposed roof structure is somewhat alien in context of the conservation area however it is recognised that the structure is set back and views and visibility will be limited from public view points. There is no objection to the proposal</p> <p><u>The impact on the listed building and setting of adjacent listed buildings</u></p> <p>9.9 Policy BH 7 and BH 8 of PPS 6 refers to the change of use and the extension or alteration of a Listed Building. The change of use will secure the upkeep and survival along with the character and architectural heritage of the building. The proposed works are sympathetic and in keeping with the building.</p> <p>9.10 The site is adjacent to several listed buildings including the Northern Whig 2-10 Bridge Street, Arnott’s Building at High Street and 1 Donegall Street. NIEA Historic Buildings Unit were also consulted on the listed building application and had initial concerns regarding the impact of the roof terrace on the War Memorial Building. Amended plans and information have been submitted and are with HED. In the absence of a formal response the final wording of conditions shall be delegated to the director of Planning and Place.</p> <p><u>Design and layout of the proposed accommodation.</u></p>
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9.11	<p>The existing building will be retained and refurbished, the Waring Street elevation will remain largely unchanged. An additional five storey tower is proposed on the rear elevation housing the stairwell and lift thus allowing the building to comply with regulations without requiring substantial and intrusive alterations to the historic fabric. The extension will not be visible from the main road nor will it have a detrimental impact on amenity of the neighbouring buildings due to loss of light or overlooking. The proposed hotel does not overlook any residential properties, the adjoining premises are primarily commercial and office accommodation.</p>
9.12	<p>Environmental Services Department were consulted on the application and initially had concerns regarding the roof top terrace and the potential for noise disturbance to the residents of the nearby Premier Inn Hotel. As such a condition has been recommended for the submission of a noise verification report. Conditions regarding contaminated land and odour abatement system have also been requested. These conditions are detailed below. The proposed structure is set back and of limited visibility from public viewpoints and is unlikely to detrimentally impact on the Conservation Area.</p> <p><u>Impact on transport and other infrastructure.</u></p>
9.13	<p>The proposal has been assessed against PPS3. Transport NI considers the Transport Assessment Form containing the Travel Plan, Parking Statement & Service Management Plan submitted in support of the application acceptable subject to conditions which are set out below. The site is detailed as being well served by public transport and within walking distance to bus and rail stations. There is also the provision of cycle parking within the site boundary, the proposal therefore complies with Policy AMP 6 of PPS 3</p> <p><u>Flooding/Drainage</u></p>
9.14	<p>The existing building is already connected to the public water and sewerage networks. NIEA Drainage and Water and NIW have both been consulted and given that NIW are satisfied with the proposal NIEA's Drainage and Water team have no objection subject to conditions outlined below.</p>
10.0	Summary of Recommendation: Approval
10.1	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p>
10.2	<p>The proposed change of use is considered acceptable in its locality and will enhance the appearance of the existing structure, which in turn will make a more positive contribution to the character of the Conservation Area at this location. Statutory and non-statutory consultees have offered no objections subject to the conditions outlined below. Approval is recommended.</p>
11.0	Conditions
	<ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p style="padding-left: 40px;">Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. The development hereby permitted shall not become operational until the redundant

vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of TransportNI.

REASON: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

3. The development hereby permitted shall not become operational until a Travel Plan has been prepared in general accordance with the framework Travel Plan contained within the Transport Assessment Form document bearing Planning Authority date stamp 25th April 2017.

REASON: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

4. The development hereby permitted shall operate in accordance with the Service Management Plan contained within the Transport Assessment Form document bearing Planning Authority date stamp 25th April 2017.

REASON: In the interests of road safety and the convenience of road users.

5. The development hereby permitted shall not become operational until sheltered cycle parking facilities have been provided in accordance with Drawing No.06B bearing the date stamp 25th April 2017.

REASON: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

6. A Noise Verification report shall be submitted to the Council demonstrating that the Noise Rating Level of all combined plant and equipment associated with the development does not increase the existing background noise level (for both day time and night time hours). The noise level shall be determined at the boundary of the nearest noise sensitive premises and all measurements shall be made in accordance with BS4142:2014 Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: In the interest of amenity

7. Prior to occupation of the development, the applicant shall provide a Contaminated Land Verification Report for approval by Belfast City Council. This report must demonstrate that the mitigation measures outlined in section 6 of the WYG PRA report A094199 September 2015 have been incorporated into the development. The report shall further verify that the floor slab within the refurbished elements of the development shall provide equivalent protection required for CS2, as detailed in the WYG clarification document emailed on 07/01/2016. This report must be in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: Protection of human health.

8. In the event that the existing floor slab is found not to provide CS2 commensurate protection, further site investigation, risk assessment and if necessary remediation strategy shall be submitted to the Planning Service for approval as detailed within the WYG clarification document LA04/2015/1451/F - 7/01/2016

	<p>Reason: Protection of human health.</p> <p>9. Permitted Development rights are withheld from this site as non-remediated development has been identified as having the potential to adversely impact on human health. In the event that contamination is encountered during the approved development of this site that was not previously identified it must be reported in writing immediately to Belfast City Council. An investigation and risk assessment must be undertaken in accordance with current best practice and where remediation is deemed necessary, a remediation strategy must be prepared which will be subject to the approval in writing by Belfast City Council.</p> <p>Reason: Protection of human health.</p> <p>10. Prior to operations commencing a proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby premises. The extraction and ventilation system must be cleaned and maintained in accordance with Manufacturer's instructions to ensure compliance.</p> <p>Reason: Protection of human health.</p>
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members:</p> <p>N/A</p>	

ANNEX	
Date Valid	31st January 2017
Date First Advertised	10th February 2017
Date Last Advertised	10 th February 2017
Details of Neighbour Notification (all addresses) 1 Skipper Street, Town Parks, Belfast, Antrim, BT1 2DZ, 12-16 Arnott House, Bridge Street, Town Parks, Belfast, Antrim, BT1 1LU, 19 Skipper Street, Town Parks, Belfast, Antrim, BT1 2DZ, 2 Waring Street, Town Parks, Belfast, Antrim, BT1 2DX, 2, Northern Whig House, 6 Bridge Street, Town Parks, Belfast, Antrim, BT1 1LU, 2-10, Bridge Street, Town Parks, Belfast, Antrim, BT1 1LU, 20-24, Waring Street, Town Parks, Belfast, Antrim, BT1 2EB, 21 Skipper Street, Town Parks, Belfast, Antrim, BT1 2DZ, 23-31, Waring Street, Town Parks, Belfast, Antrim, BT1 2DX, 24-26, High Street, Town Parks, Belfast, Antrim, BT1 2BE, 3 Skipper Street, Town Parks, Belfast, Antrim, BT1 2DZ, 3 Waring Street, Town Parks, Belfast, Antrim, BT1 2DX, 4, Northern Whig House, 6 Bridge Street, Town Parks, Belfast, Antrim, BT1 1LU, 42 High Street, Town Parks, Belfast, Antrim, BT1 2BE, 44-46, High Street, Town Parks, Belfast, Antrim, BT1 2BE, 50-52, High Street, Town Parks, Belfast, Antrim, BT1 2BE, 54 High Street, Town Parks, Belfast, Antrim, BT1 2BE, 56 High Street, Town Parks, Belfast, Antrim, BT1 2BE, 6, 3 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FF, 62 High Street, Town Parks, Belfast, Antrim, BT1 2BE, 68 High Street, Town Parks, Belfast, Antrim, BT1 2BE, 7- 9 Northern Whig House, 6 Bridge Street, Town Parks, Belfast, Antrim, BT1 1LU, 70 - 72 High Street, Town Parks, Belfast, Antrim, BT1 2BE, 8-18, Waring Street, Town Parks, Belfast, Antrim, BT1 2DX, RUR Museum Trustees, 5 Waring Street, Belfast River House, 48 High Street, Town Parks, Belfast, Antrim, BT1 2DR,	
Date of Last Neighbour Notification	17th February 2017
Date of EIA Determination	
ES Requested	No

Drawing Numbers and Title

- 01 – site location
- 02 – existing plan level 0
- 03 – existing plan level 1-4
- 04 – existing elevations
- 05 – existing elevations
- 06(b) proposed level 0
- 07(a) proposed level 1&2
- 08(a) proposed level 3&4
- 09(a) proposed 5th floor
- 10(a) proposed roof plan
- 11(a) proposed elevations front and rear
- 12(a) proposed elevations east side
- 13(a) proposed elevations west side
- 14 – existing and proposed street elevations
- 15 – demolitions
- 16 – demolitions
- 17 – proposed sections
- 18 – proposed sections
- 19 – window details
- 20 – window details
- 21 – roof canopy