

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 th August 2017	
Application ID: LA04/2017/1081/F	
Proposal: Internal reconfiguration to previously approved 206-bedroom hotel (ref LA04/2016/1050/NMC and LA04/2015/0418/F) to create an additional 31 bedrooms within the approved built form with no additional increase in floor area, providing a total of 237 bedrooms	Location: 20 Brunswick Street Belfast BT2 7GE
Referral Route: Proposal is for 31 additional hotel rooms	
Recommendation:	Approval subject to Section 76 agreement
Applicant Name and Address: McAlear & Rushe 17-19 Dungannon Road Cookstown BT80 8TL	Agent Name and Address: Consarc Design Group Ltd The Gas Office 4 Cromac Quay Belfast BT7 2JD
<p>Executive Summary: The application seeks full planning permission for amendments to the previously approved hotel under LA04/2015/0418/F and LA04/2016/1050/NMC) to increase the number of bedrooms from 206 to 237 through a reconfiguration of the internal space (31 additional rooms).</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - Design, Impact on the character and appearance of Linen Conservation Area / Setting of adjacent listed buildings - Impact on roads infrastructure - Impact on amenity - Flooding - Developer Contributions <p>The proposed changes relate purely to internal reconfiguration works with no external alterations to the previously approved building. There would be a negligible increase in activity over and above that deemed acceptable under the previous approval. Conditions have been recommended to ensure an adequate level of amenity is maintained for the public and surrounding area.</p> <p>Transport NI, DAERA (Land, Soil, Air), NI Water and Belfast City Council's Environmental Health Unit have offered no objection to the proposal subject to conditions. Whilst Rivers have advised that they are unable to comment on the Drainage Works Report, as this was previously considered acceptable under the previous application, no concern is raised.</p> <p>No representations have been received.</p> <p>The proposal has been assessed against the following Policies – Draft BMAP, Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking, Planning</p>	

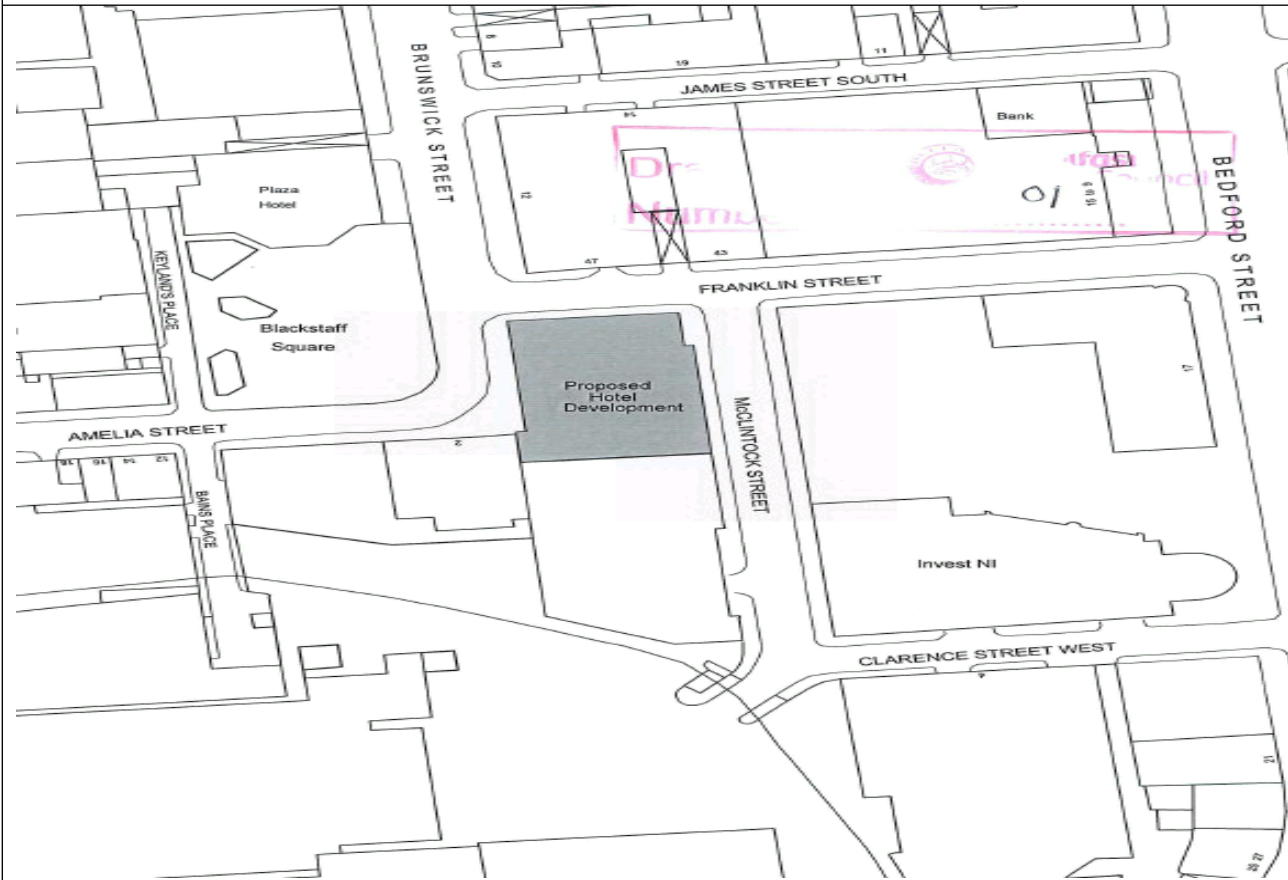
Policy Statement 6: Planning, Archaeology and Planning Policy Statement 15 (Revised) – Planning and Flood Risk.

The proposal is in accordance with the development plan, relevant planning policies, and other material considerations.

Accordingly, it is requested that committee delegate authority to the Director of Planning and Place to grant planning permission subject to the conditions listed in Section 10 of the report with the final wording of conditions to be agreed and subject to the completion of a Section 76 Agreement to secure contributions towards public realm improvement works in the area.

Case Officer Report

Site Location Plan



1.0	<p>Description of Proposed Development</p> <p>This application seeks full planning permission for amendments to the previously approved hotel under planning application LA04/2015/0418/F to increase the number of bedrooms from 206 to 237 through a reconfiguration of the internal space (31 additional rooms). No external alterations are proposed. The main changes include:</p> <ul style="list-style-type: none"> • Increase in the size of the bin store on the ground floor • First floor Meeting Rooms 1, 2, 3, replaced with 6 additional bedrooms • Suites 1 and 2 on each of the upper floors reconfigured to provided 2 additional bedrooms on each floor • Suites 1, 2, 3, 4 and 5 on the 12th floor reconfigured to provide 5 additional bedrooms.
2.0	<p>Description of Site & Surrounding Area</p> <p>Previously Belfast Metropolitan College Campus which has since been demolished with the new hotel building under construction in addition to the student accommodation building to the south of the site. The site is located at the junction of Brunswick Street and Franklin Street with a frontage to Mc Clintock Street. It lies within Linen Conservation Area in the city centre.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2016/1050/NMC - Non-material change to LA04/2015/0418/F – Approved 05.09.2016</p>

	<p>LA04/2015/0418/F – Redevelopment of the former Belfast Metropolitan College Campus into a mixed use development. This application is to erect a 206 bedroom hotel building to the northern aspect of the site. The hotel use is supported by: reception, restaurants, bars, external terrace(s), meeting, conference, banqueting, leisure accommodation and associated ancillary facilities – Approved 24.09.2016</p> <p>Z/2011/0447/F - Redevelopment of Belfast Metropolitan College Campus comprising demolition of existing building and erection of a 17no. storey office building including commercial/retail uses (Class A1 & A2) at ground and first floor levels. (Change of application type from Reserved Matters to Full) - Approved August 2012</p> <p>Z/2005/0196/O- Replacement of Belfast Institute of Further and Higher Education (BIFHE) campus to provide new educational facility, including retail (class A1) and service (class A2) uses associated with college operations - Approved June 2006</p> <p>Z/2005/0209/DCA - Demolition of existing Belfast Institute of Further and Higher Education (BIFHE) campus - Approved June 2006</p> <p>Z/2007/0891/O - Redevelopment of BIFHE Brunswick Street Campus as new office building, including commercial/retail uses at ground & first floor. Proposed new building to be up to 70 metres in height above ground level - Approval March 2008</p> <p>Z/2005/2567/F- 26 storey mixed use development (retail, gallery, offices), with basement car parking and completion of new civic square - Approved June 2007.</p> <p><u>Adjoining site</u> LA04/2015/0420/F - Redevelopment of the former Belfast Metropolitan College Campus into a mixed use development. This is to erect a 476 bedroom managed student residential building with ground floor retail class A1 to the Southern aspect of the site. The student development is comprised of welfare facilities, associated ancillary accommodation, external areas to include landscaped courtyards and an enclosed car park – Approved 05.07.2016</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001 (BUAP) (Draft) Belfast Metropolitan Area Plan</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
4.2	<p>Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 15 (Revised) - Planning and Flood Risk</p>
5.0	<p>Statutory Consultees Transport NI – No objection subject to conditions Land/ Soil / Air (DAERA) – No objection, content conditions attached to original permission still apply Rivers – Unable to make an accurate judgement on the Drainage Assessment, the applicant needs to apply for the renewal of Schedule 6 consent</p>

	NI Water – No objection
6.0	Non-Statutory Consultees BCC Environmental Health – No objection subject to conditions
7.0	Representations None received
8.0	Other Material Considerations DCAN 15 – Vehicular Access Standards Linen Conservation Area guidance document
9.0	Assessment
9.1	Construction of the hotel approved under application LA04/2015/0418/F is currently underway. This application is assessed purely on the basis of the changes that are now being proposed as detailed above.
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Design, Impact on the character and appearance of Linen Conservation Area / Setting of adjacent listed buildings - Impact on roads infrastructure - Impact on amenity - Flooding - Developer Contributions <p>Design, Impact on the character and appearance of Linen Conservation Area / Setting of adjacent listed buildings</p>
9.3	The proposed changes relate purely to internal reconfiguration works and as such would result in no external alterations to the previously approved building which was deemed acceptable with regards to its design and in the context of Linen Conservation Area and the setting of adjacent listed buildings. Accordingly, the proposal is considered to comply with PPS6, Draft BMAP and the SPPS.
9.4	Impact on roads infrastructure This application is supported by an updated Transport Statement, Travel Plan and Service Management Plan which takes account of the additional 31 bedrooms proposed. There would be a negligible increase to the potential trip generation over and above that of the previously approved hotel. The submitted Travel Plan would support the zero car parking nature of the development. The servicing arrangements remain as per that previously approved. Transport NI were consulted and offered no objection subject to conditions. The proposal is therefore considered to be acceptable with regards to car parking, highway capacity and safety and would comply with PPS3 and the SPPS.
9.5	Impact on amenity Pre-occupation conditions were attached to the previous planning permission to ensure that the occupiers of nearby commercial premises are not affected by noise or odours from the operations associated with the hotel development. It is considered that these conditions are still applicable and have therefore been recommended. Environmental Health were consulted and offered no objection subject to conditions.
9.6	Contamination was identified as an issue on the original planning application for the hotel with conditions attached to the planning permission to appropriately address this. A number of these conditions are still applicable and have therefore been recommended. Environmental Health and the DAERA were consulted and had no objection subject to conditions.
9.7	In light of the above, it is considered that the proposal would not be detrimental to amenity and would accord with the SPPS in this regard.

9.8	<p>Flooding</p> <p>The application site lies outside the 1 in 100-year fluvial flood plain. A Drainage Works Report has been submitted in support of the application. Whilst Rivers have advised that they cannot make judgement on the Drainage Works Report in the absence of a renewed Schedule 6 consent, this is a requirement of legislation outside of planning and on the basis that the Drainage Works Report was previously considered acceptable by Rivers on the original planning application, no concern is raised. The proposal is considered to comply with PPS15.</p>
9.9	<p>Developer Contributions</p> <p>Developer contributions towards public realm improvements in particular to Blackstaff Square were secured as part of the previous planning permission LA04/2015/0418/F. This was calculated on the basis of the number of bedrooms. It is considered appropriate in this case that the developer enters into a new legal agreement to secure contributions for the additional 31 bedrooms.</p>
9.10	<p>The developer / landowner has agreed to enter into a new agreement. The sum of monies is to be agreed with the aim of providing physical environmental improvements to the area and to aid pedestrian connectivity from the main transport hub at Great Northern Mall to the City Centre as per the original planning permission.</p>
10.0	<p>Conditions:</p> <ol style="list-style-type: none"> 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. Reason: Time Limit. 2. The development hereby permitted shall operate in accordance with the approved Travel Plan received by the Belfast City Council Planning Office 25th April 2017. This includes provision of the Translink iLink Card and the Bike2Work Initiative or equivalent measures to encourage sustainable travel by staff and visitors as agreed with TransportNI. Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles. 3. The development hereby permitted shall operate in accordance with the Service Management Plan received by Belfast City Council Planning Officer 25th April 2017. Reason: In the interests of road safety and convenience of road users. 4. Prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Local Planning Authority. 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. Reason: In the interests of environmental protection. 5. All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Pollution Prevention Land, Soil

& Air Guidance (PPG2, PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process, Condition 4 will apply.

Reason: In the interests of environmental protection.

6. Prior to the occupation of the proposed development, the applicant shall provide to Belfast City Council, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in section 8.2 of the Mason Evans Report titled: 'Lands Quality Assessment (PRA & GQRA) - Proposed Development, McClintock Street, Belfast (dated June 2015, Rev B, project reference P15/099) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

- a. That gas protection measures in line with CIRIA's C665 Characteristic Situation 2 have been incorporated into all new buildings on the site which include:
 - A re-enforced concrete cast in-situ floor slab (suspended, non-suspended or raft) with at least 1200g DPM or a beam and block or a pre-cast concrete slab with a minimum 2000g DPM/reinforced gas membrane;
 - A proprietary hydrocarbon resistant gas membrane installed and certified by a specialist contractor under CQA. All service entrance points, joints and penetrations must be identified and demonstrated to be sealed.

Reason: Protection of human health.

7. Prior to occupation of the development, a Noise Verification Report shall be submitted to Belfast City Council demonstrating that the Rating Level (dBLAr.Tr) from all combined plant and equipment does not exceed the typical Background Sound Level (for both day time and night time hours) as presented in the F.R Mark Noise Impact Assessment dated May 2015. The sound rating level shall be determined and all sound measurements shall be made in accordance with BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound.

Reason: In the interests of residential amenity.

8. The Noise, Dust and Vibration Management Plan (stamped received 8th June 2016) approved under discharge of condition application LA04/2016/1173/DC shall be complied with in full throughout the construction phase.

Reason: In the interests of public amenity.

9. The odour abatement system approved under discharge of condition application LA04/2016/2574/DC shall be installed prior to the operation of the development hereby approved.

Reason: In the interests of public amenity.

	<p>10. Details of the discharge height and direction of ventilation/extraction equipment shall be provided to the Council prior to installation and operation.</p> <p>Reason: In the interests of public amenity.</p> <p>11. Details of the discharge height and direction of ventilation/extraction equipment shall be provided to the Council prior to installation and operation.</p> <p>Reason: In the interests of public amenity.</p> <p>12. All hard and soft landscape works shall be carried out in accordance with the approved plan No. 11 date stamped 29th May 2015. Planting shall be carried out in accordance with this plan during the first available planting season after occupation of approved development. and the appropriate British Standard or other recognised Codes of Practise.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
Neighbour Notification Checked	Yes

ANNEX	
Date Valid	25th April 2017
Date First Advertised	26th May 2017
Date Last Advertised	As above
Details of Neighbour Notification (all addresses) 1 Bedford Square, Town Parks, Belfast, Antrim, BT2 7ES, 2, 12-16, 18 Amelia Street, Town Parks, Belfast, Antrim, BT2 7GS, 14-16 Thomas House, James Street South, Town Parks, Belfast, Antrim, BT2 7GA, 15 Brunswick Street, Town Parks, Belfast, Antrim, BT2 7GE, 17 Brunswick Street, Town Parks, Belfast, Antrim, BT2 7GE, 18 Amelia Street, Town Parks, Belfast, Antrim, BT2 7GS, 2 Amelia Street, Town Parks, Belfast, Antrim, BT2 7GS, 2 Bains Place, Town Parks, Belfast, Antrim, BT2 7GT, 4 Clarence Street West, Town Parks, Belfast, Antrim, BT2 7GP, 43 Franklin Street, Town Parks, Belfast, Antrim, BT2 7GG, 9-11 Frances House, Brunswick Street, Town Parks, Belfast, Antrim, BT2 7GE, 9-15 Windsor House, Bedford Street, Town Parks, Belfast, Antrim, BT2 7AN, Brunswick Street Building, Brunswick Street, Town Parks, Belfast, Antrim, BT2 7GX, Franklin House, 10 Brunswick Street, Town Parks, Belfast, Antrim, BT2 7GE, Linum House, 2 Bedford Square, Town Parks, Belfast, Antrim, BT2 7ES,	
Date of Last Neighbour Notification	13th June 2017
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site Location Plan 11 – Proposed Ground Floor Layout 12 – Proposed First Floor Layout 13 – Proposed Typical Upper Layout 14 – Proposed Twelfth Floor Layout	
Notification to Department (if relevant) – Not required	
Representation from elected Members - None	