

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 February 2018	:
Application ID: LA04/2017/1394/F	
Proposal: Erection of supported accommodation for older people comprising 28 one bedroom and 4 two bedroom apartments and associated communal space including dining and social areas; kitchen: staff facilities comprising office and changing rooms: laundry room: external landscaped garden: car parking: dedicated vehicular access off Harberton Park and associated landscaping (32 apartments in total)	Location: Land East of Harberton Park to the South of no 25 Harberton Park Belfast
Referral Route: Proposal is for over 12 residential units with objections.	
Recommendation:	Approval
Applicant Name and Address: AbbeyField Belfast Agape Centre 238-266 Lisburn Road Belfast BT9 6GF	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: The site is located within the urban limits of Belfast. The site forms part of the Kings Hall and Balmoral Showgrounds complex. There is no relevant planning history on this specific site. The application site is located within the settlement development limits of Belfast but not within any BUAP or Draft BMAP designation. The key issues in this planning application are: <ul style="list-style-type: none"> • Principle of development at this location. • Density, Design, scale & layout. • Impact on neighbouring residential amenity • Impact on traffic. The site is 'white land' within the BUAP and Draft BMAP. The surrounding development pattern is characterised primarily by residential development. It is considered that the principle of redevelopment of the site for supported housing for older people is acceptable in this location. The design proposed is more contemporary than found in the locality, this is considered acceptable as it pays due regard to its context. The proposed development will not create conflict with adjacent land uses and an adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance is not anticipated.	

The proposed density of the development is higher than that found within the existing residential area. Given the scale of the proposed development, it is expected that it will contribute to an overall increase in the density of the area. However, the nature of the proposed use does differ from single family residential accommodation and the individual plots in the area and which will remain the prevailing character. This forms part of the redevelopment of the Kings Hall site and is distinguishable and this use adds to the variety and mix in the area and will meet an accommodation need.

Consultees

Environmental Health (EPU); Rivers Agency and DFI Roads offer no objection subject to conditions and/ or informatives. Amendments have been made to the satisfaction of the Council Tree Officer.

Representations

3 no. objections have been received for this proposed development, citing issues such as access, design and impact on residential amenity. These matters are dealt with in detail in the report below.

Recommendation

Having regard to the policy context and the other material planning considerations, it is considered that, on balance, the proposed development is acceptable.

Planning Approval subject to Conditions.

Signature(s):

Case Officer Report

Site Location Plan



Consultations:			
Consultation Type		Consultee	Response
Statutory		NI Water - Multi Units East - Planning Consultations	Advice
Statutory		DFI Roads - Hydebank	Advice
Non Statutory		Env Health Belfast City Council	Substantive Response Received
Non Statutory		Env Health Belfast City Council	
Non Statutory		Rivers Agency	
Non Statutory		Rivers Agency	Substantive Response Received
Non Statutory		Rivers	

		Agency	
	Non Statutory	Rivers Agency	Substantive Response Received
	Statutory	DFI Roads - Hydebank	Content
	Non Statutory	Env Health Belfast City Council	Substantive Response Received
Representations:			
	Letters of Support	None Received	
	Letters of Objection	3	
	Number of Support Petitions and signatures	No Petitions Received	
	Number of Petitions of Objection and signatures	No Petitions Received	
1.0	Summary of Issues		
1.1	3 no. objections have been received for this proposed development. The issues raised include:		
1.2	<ul style="list-style-type: none"> • Proposed design is not in keeping with the existing properties. One objection describes the proposal as 'institutional' with no relationship or sympathy with the surroundings. • Proposed development focuses primarily on achieving the desired level of accommodation within a budget. • Proposal will add to existing traffic density and car parking problems within the local area. Objection enquires if any traffic or parking surveys have been undertaken. • Detrimental impact of the proposal on property values. • Access to the site from Balmoral Avenue would lessen the negative impact on residents of Harberton Park. • One objection questions why this proposal is presented as a 'stand-alone' development, when it is clearly an integral part of the 'Kings Hall Health and Wellbeing Park'. • Bulk and mass of the development is out of keeping with neighbouring properties, in particular the side elevations facing to the North and South. Objection contrasts the three storey height of these elevations with the surrounding two storey properties. • North Elevation will overlook the objector's patio area and permit views into bedrooms, living room and kitchen. • Proposed development will cause overshadowing at times of the year when the sun is low in the sky. • The side elevations will be clearly visible from the road in the adjacent conservation area. 		
1.3	These issues are considered in this report.		
2.0	Characteristics of the Site and Area		
2.1	The site is located within the urban limits of Belfast. The site forms part of the Kings Hall and Balmoral Showgrounds complex. The site measures approximately 0.42 Hectares in area and is relatively flat. The front boundary of the site is defined by a		

2.2	<p>metal fence with trees and hedgerow behind, the southern boundary is defined by a wooden fence whilst the remaining boundaries are undefined.</p> <p>The surrounding area is primarily characterised by residential land use, with traditional detached and semi-detached properties with large garden areas. The site lies adjacent to but not within the Malone Conservation Area.</p>
3.0	<p>Description of Proposal</p> <p>3.1 The proposal is for the ‘Erection of supported accommodation for older people comprising 28 one bedroom and 4 two bedroom apartments and associated communal space including dining and social areas; kitchen; staff facilities comprising office and changing rooms; laundry room; external landscaped garden; car parking; dedicated vehicular access off Harberton Park and associated landscaping (32 apartments in total)’.</p> <p>3.2 The proposed building is a large ‘T’ shaped building that fronts onto Harberton Park. When viewed from Harberton Park, the building appears as a two storey building with a ridge height of 9.6 metres from finished floor level (FFL). There is a 2.5 storey rear return proposed which measures 11.4 metres to ridge from FFL, providing 3 levels of accommodation.</p>
4.0	<p>Planning Assessment of Policy and Other Material Considerations</p> <p>Site History</p> <p>4.1 The site is located within the Kings Hall and Balmoral Showgrounds complex. This application is part of the wider proposals for the Kings Hall site for health related uses. The site immediately to the south has recently been developed for residential use.</p> <p>There is no relevant planning history on this specific site.</p> <p>Policy Framework</p> <p>4.2</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (BUAP) • Draft Belfast Metropolitan Plan 2015 (Draft BMAP) • Strategic Planning Policy Statement (SPPS) • PPS 3 – Access, Movement and Parking • PPS 7 – Quality Residential Environments • PPS 7 Addendum – Safeguarding the Character of Established Residential Areas • PPS 12 – Housing in Settlements • PPS 15 – Planning and Flood Risk • Creating Places – Achieving Quality in Residential Developments • Living Places - An Urban Stewardship and Design Guide for Northern Ireland <p>Statutory Consultee Responses</p> <p>4.3</p> <ul style="list-style-type: none"> • NI Water Multi Units East – No objection subject to informatives. • Transport NI – No objection subject to conditions and informatives. <p>Non Statutory Consultee Responses</p> <p>4.4</p> <ul style="list-style-type: none"> • Belfast City Council Environmental Health – No objection subject to conditions and informatives.

	<ul style="list-style-type: none"> • Rivers Agency - No objection subject to informatives. • Belfast City Council Tree Officer – Concerns that available area for planting is limited due to the size of the building. Tree Officer advised some changes to the landscaping details, which were accepted by the applicant. <p>Assessment:</p> <p>4.5 Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. The proposed site is located within the urban area of Belfast. 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.</p> <p>4.7 The application site is located within the settlement development limits of Belfast but not within any BUAP or Draft BMAP designation. The site lies adjacent to, but outside the Malone Conservation area, which incorporates land to the north and east along Harberton Park.</p> <p>4.8 The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. The role of planning is to prevent proposals which would unacceptably affect amenity and the existing use of the land. Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The SPPS also places emphasis on improving health and well-being, supporting good design and positive place making. The SPPS also advises that new housing developments should respect the local character and environmental quality as well as safeguarding amenity of existing residents. It also promotes the recycling of land and buildings for new housing development.</p> <p>Design, Scale and Mass</p> <p>4.9 Policy QD1 of PPS7 relates to design quality in new residential development and is applicable to this development given that it is residential in nature. The front element of the building is two storey in height and separated into three blocks, which gives the general appearance of three separate dwellings. Juliette balconies are proposed on the front elevation; whilst not a characteristic of the area, there is balance consideration to be made as many of the residents will have restricted mobility, it is considered that the balconies will provide an additional amenity area for residents, allowing a greater outlook onto the activity of the street. The proposal also utilises details that are prevalent in the locality, such as the bay windows and red brick detailing. The proposed materials include red brick to the recessed walls connecting each block with the remaining render walls and roof tiles to match existing materials in the area. It is recommended that samples should be provided to the Council for consideration and approval prior to commencement of any development to ensure they are appropriate.</p>
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4.10	<p>The rear block is slightly higher than the front, with three floors of accommodation across 2.5 storeys. The lower walls will be constructed with red brick whilst the upper wall, dormers and roof will be zinc cladding, which assists in breaking up the massing of the block. This block will generally be obscured from any public viewpoints along Harberton Park, with the exception of transient views from the north. Views of the rear block will be achievable from some of the surrounding dwellings. Whilst zinc is not a prevalent material within the locality, it is considered that, on balance, the proposal is sensitive to the scale, proportions and materials of existing development.</p>
<p>Density and Amenity Provision</p>	
4.11	<p>The proposed density of the development is higher than that found within the existing residential area. Given the scale of the proposed development, it is expected that it will contribute to an overall increase in the density of the area. However, the nature of the proposed use does differ from single family residential accommodation and the individual plots in the area and which will remain the prevailing character. This forms part of the redevelopment of the Kings Hall site and is distinguishable and this use adds to the variety and mix in the area and will meet an accommodation need.</p>
4.12	<p>Recommended residential space standards are specified in Annex A of PPS 7 Addendum, however the nature of this development is such that each apartment is supported by the on-site ancillary facilities; e.g. Dining rooms and breakout areas. Whilst modest living areas and kitchens are provided within the rooms, it is considered that the typical standards for residential living are not applicable to this development. Although the nature of the proposal slightly differs, there are space standards set out in the Belfast City Council document 'Purpose Built Managed Student Accommodation in Belfast' which give broad indications of space requirements for comfortable living accommodation. In this case those space standards are comfortably exceeded.</p>
4.13	<p>The proposal includes private communal amenity space to the south west of the site, with additional amenity space to the front of the development. This amenity space measures approximately 1350 square metres therefore the provision is well above standards for this size of development, as recommended in Creating Places. The proposal also incorporates a quality movement pattern that encourages walking with pathways around the development and pedestrian access from the street. This will also assist the needs of people with reduced mobility, which is an important consideration of a development such as this. Bicycle stands are also provided for. The proposed layout and design helps to deter crime and promotes personal safety with the proposed boundary treatments and all accesses to the building located at the rear.</p>
<p>Neighbouring Amenity</p>	
4.14	<p>The proposed development will not create conflict with adjacent land uses and there should be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. Some of these issues were raised as concerns in the objections. It is considered that there will be no negative impacts on the dwellings along the opposite side of Harberton Park. The site shares the southern boundary with existing residential development. This boundary is currently defined by a wooden fence approximately 2 metres in height. There were concerns that the proposed development would overlook some of these dwellings, in particular windows on the southern gable overlooking the dwelling at No. 25A Harberton Park. This impact has been mitigated by the proposed opaque windows along this gable end. The south facing windows on the rear return and the rear facing windows on the southernmost front block have potential to overlook some residential properties, however these concerns are alleviated by the separation distance and the</p>

	<p>proposed planting scheme. The south facing windows are located approximately 23 metres from the boundary and 35 metres to the nearest dwelling. The rear facing windows of the front block are situated closer with a separation distance of 8 metres to the boundary and 32 metres to the nearest dwelling, however the orientation of the windows is away from these dwellings. To the north of the site is a detached dwelling at No. 25 Harberton Park. The southern boundary of No. 25 Harberton Park is defined by a hedgerow approximately 2 metres in height. The northern gable wall of the front block is located approximately 31.3 metres from this dwelling and the north facing wall of the rear return is located approximately 49 metres from this dwelling. The occupier of this house has expressed concerns regarding potential overlooking and overshadowing. The existing hedgerow boundary provides an effective screen to the rear garden / patio and any ground floor rooms. There are three upper floor windows on the southern facing wall of No. 25. It appears that two of the windows belong to a landing and a bathroom, however I cannot be certain. In any case, it is considered that the considerable separation distance should mitigate against any detrimental amenity impact.</p> <p>Access and Parking</p> <p>The objections raised issues surrounding access and car parking. The proposed development is assessed against PPS 3 in relation to these issues. The proposed development passes the tests in relation to creating an accessible environment, with provision of facilities to aid accessibility, convenient movement patterns and sound provision for pedestrians. The site is also well linked to existing public transport services with bus stops and a railway station within easy walking distance. A Transport Assessment has been which provides information relating to transport impacts of the development. The Assessment shows that there will be a slight increase to the number of vehicle journeys along Harberton Park, however this increase will not create a significant impact. Furthermore, it sets out that the proposed internal parking will mean that on street parking will be avoided. DFI Roads have assessed the submitted Transport Assessment and offer no objection to the proposal, subject to conditions.</p> <p>Trees and Landscaping</p> <p>Belfast City Council's Tree Officer has assessed the submitted landscaping plan and offers no objections, subject to conditions. There are no concerns with the proposed bin and waste storage.</p> <p>Other issues raised in the objection letters related to the views of the site from the conservation area. Policy BH 12 of PPS 6 relates to new development in a conservation area and views within, into and out of the area are part of this policy test. This development is not located within the conservation area and consequently, this test is not applied to this proposal, however, it is considered that this proposal will not negatively impact the Conservation Area.</p> <p>One objector raised that the proposed development will impact negatively on property values. This would not be a material planning consideration.</p>
4.15	
4.16	
4.17	
4.18	
5.0	<p>Neighbour Notification Checked Yes</p>
6.0	<p>Summary of Recommendation:</p>

	<p>Having regard to the policy context and the other material planning considerations, it is considered that, on balance, the proposed development is acceptable. It is therefore recommended that planning permission is granted.</p>
7.0	<p>Conditions:</p> <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. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The vehicular access, hard standing area for parking including visibility splays and any forward sight distance, shall be constructed in accordance with Drawing No.11A bearing Planning Authority date stamp 18th October 2017, prior to the occupation of any other works or other development hereby permitted. REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 3. The access gradient shall not exceed 4% (1 in 25) over the first 10.0m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway. REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 4. Any existing street furniture within the extent of the proposed vehicular access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense. REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 5. The vehicular access hereby permitted shall be formed by lowered kerbs at the carriageway edge and associated re-grading of the footway to the satisfaction of DFI Roads. REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 6. The development hereby permitted shall not be occupied until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of DFI Roads. 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. 7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.10A bearing the date stamp 18th October 2017, to provide for parking and traffic circulation within the site. No part of these hard surfaced

	<p>areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.</p> <p>REASON: To ensure adequate provision has been made for parking and traffic circulation within the site.</p> <p>8. The development hereby permitted shall not (be occupied/become operational) until cycle parking has been provided and permanently retained in accordance with approved drawing no. 03A bearing Planning Authority date stamp 18 October 2017</p> <p>REASON: To ensure that adequate provision has been made for cycle parking and to encourage and promote alternatives modes of transport</p> <p>9. In the event that contamination not previously considered is encountered during the approved development of this site the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation, risk assessment and (if required) remediation strategy/verification must be undertaken in accordance with current best practice.</p> <p>Reason: The protection of human health</p> <p>10. All proposed planting indicated within Revised Drawing No. 16B date stamped 5th February 2017 to be planted prior to completion of the proposed development.</p> <p>Reason: To ensure the provision and establishment a high standard of landscape within the site.</p>
	<p>Signature(s)</p> <p>Date:</p>

ANNEX	
Date Valid	23rd June 2017
Date First Advertised	7th July 2017
Date Last Advertised	17th November 2017
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 21 Harberton Park Gardens, Malone Upper, Belfast, Antrim, BT9 6WJ, M 23 Harberton Park Gardens, Malone Upper, Belfast, Antrim, BT9 6WJ, Thomas Lambe 24, Harberton Park, Belfast, Antrim, Northern Ireland, BT9 6TS Thomas Lambe 24, Harberton Park, Belfast, Antrim, Northern Ireland, BT9 6TS The Owner/Occupier, 25 Harberton Park Gardens, Malone Upper, Belfast, Antrim, BT9 6WJ, The Owner/Occupier, 25 Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TW, G Gilbride 25, Harberton Park, Belfast, Malone Upper, Antrim, Northern Ireland, BT9 6TW The Owner/Occupier, 25a, Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TW, The Owner/Occupier, 26 Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TS, The Owner/Occupier, 28 Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TS, The Owner/Occupier, 30 Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TS, The Owner/Occupier, 32 Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TS, The Owner/Occupier, 34 Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TS, The Owner/Occupier, 36 Harberton Park, Malone Upper, Belfast, Antrim, BT9 6TS, V Malone 44 Harberton Park Malone Upper Belfast The Owner/Occupier, Kings Hall Complex, Balmoral, Belfast, BT9 6GW</p>	
Date of Last Neighbour Notification	29th January 2018
Date of EIA Determination	
ES Requested	Yes /No

Planning History

Ref ID: LA04/2017/0311/DC

Proposal: Discharge of Condition 10 of LA04/2016/0200/F.

Address: Plots 104 & 120, Harberton, Belfast, BT9 6TW.,

Decision: AL

Decision Date:

Ref ID: LA04/2016/2607/DC

Proposal: Discharge of condition 10 of planning application LA04/2016/0200/F

Address: Lands south of No. 25 Harberton Park, Belfast, BT9 6TW,

Decision: RL

Decision Date:

Ref ID: LA04/2017/1394/F

Proposal: Erection of supported accommodation for older people comprising 28 one bedroom and 4 two bedroom apartments and associated communal space including dining and social areas; kitchen: staff facilities comprising office and changing rooms: laundry room: external landscaped garden: car parking: dedicated vehicular access off Harberton Park and associated landscaping (32 apartments in total)

Address: Land East of Harberton Park to the South of no 25 Harberton Park, Belfast,

Decision:

Decision Date:

Ref ID: Z/2008/0629/F

Proposal: Demolition of existing ancillary buildings to the rear of the Kings hall and relocation of existing car parking.

Address: Kings Hall, Balmoral, Upper Lisburn Road, Belfast

Decision:

Decision Date: 16.02.2009

Ref ID: Z/2011/0474/F

Proposal: Semi-permanent, transportable exhibition facility.

Address: King's Hall Complex, Belfast, BT9 6GW.,

Decision:

Decision Date: 20.10.2011

Ref ID: Z/1996/6042

Proposal: Showgrounds, masterplan and new arena. Balmoral Showgrounds, Upper Lisburn Road, Belfast BT9

Address: Balmoral Showgrounds, Upper Lisburn Road, Belfast BT9

Decision:

Decision Date:

Ref ID: Z/1982/1071

Proposal: EXTENSION TO THEATRE
Address: ADJACENT 25 HARBERTON PARK (KINGS HALL COMPLEX)
Decision:
Decision Date:

Ref ID: LA04/2015/0501/DC
Proposal: Discharge of condition 7 of approval for demolition of existing building and erection of residential development comprising 140 units
Address: Lands south of 25 Harberton Park, Belfast,
Decision: AL
Decision Date:

Ref ID: LA04/2015/0358/F
Proposal: Amendments to previous planning approval (Z/2012/0645/RM) to include changes to house types and modification to plot arrangements including garages, landscaping and related site and access works for the first phase of development comprising 19 dwellings.
Address: Lands south of No. 25 Harberton Park, Belfast, BT9 6TW,
Decision: PG
Decision Date: 18.02.2016

Ref ID: LA04/2015/1112/DC
Proposal: Discharge of Condition 3 of Planning Approval Z/2012/0645/RM
Address: Lands south of 25 Harberton Park, Belfast,
Decision: RL
Decision Date:

Ref ID: LA04/2015/0102/DC
Proposal: Discharge of condition 10
Address: Lands South of, 25 Harberton Park, Belfast,
Decision: AL
Decision Date:

Ref ID: LA04/2016/0154/DC
Proposal: Demolition of existing building and erection of residential development comprising 140 units (discharge of condition 3 regard landscape management plan)
Address: Lands south of 25 Harberton Park, Belfast,
Decision: AL
Decision Date:

Ref ID: LA04/2016/0200/F
Proposal: Erection of 48 No. Dwellings including garages and landscaping (amendments to Z/2012/0645/RM)
Address: Lands South of No. 25 Harberton Park, Belfast, BT9 6TW,
Decision: PG

Decision Date: 01.11.2016

Ref ID: LA04/2016/0537/PAN

Proposal: Health-led mixed use regeneration proposal.

Address: The King's Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, west of Harberton Park and north/east of Balmoral Golf Club, Belfast, BT9 6GW,

Decision: PANACC

Decision Date:

Ref ID: Z/1996/0146

Proposal: Extension to boiler house under overhang of first floor of conference centre.

Address: KINGS HALL UPPER LISBURN ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: LA04/2016/0713/DETEI

Proposal: Development of a health-led mixed use regeneration proposal

Address: The Kings Hall and RUAS site, South of Upper Lisburn Road/Balmoral Avenue, West of Harberton Park and North East of Balmoral Golf Club,

Decision: DRES

Decision Date:

Ref ID: LA04/2016/0579/PAN

Proposal: The proposed development is a health-led mixed use regeneration proposal.

The proposed development, the first phase of the development of the wider site, has the following characteristics:

Conversion of listed Kings Hall (6000 sq m) to accommodate primary healthcare use.

Demolition of other existing buildings on site, including conference facility, show grounds, stabling etc.

New build primary healthcare accommodation adjacent to Kings Hall (3,950 Sq m)

Health related retail & retail services

Associated internal access roads, car parking, new public realm & amenity open space including central plaza.

Relocation of existing children's day care facilities

Upgraded primary access from Upper Lisburn Road & secondary access onto Balmoral Avenue (including demolition of Malone Conservation Area building at 29 Balmoral Avenue) - no through access from Harberton Park

Address: The Kings Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, west of Harberton Park & north/east of Balmoral Golf Club, Belfast, BT9 6GW,

Decision: PANACC

Decision Date:

Ref ID: LA04/2016/0226/PAD

Proposal: Mixed use development comprising,

Conversion of listed Kings hall to Accommodate healthcare use

Demolition of other existing buildings including conference facility, show grounds, stabling etc.

Private Hospital and GP/other health related accommodation

Health related retail and retail services

Residential care home and associated accommodation

Hotel

Multi storey car park with active local retail, leisure and restaurant uses at ground floor

Associated internal access road, new public realm and open space including central plaza

Address: The Kings Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, West of Harberton Park and North /East of Balmoral Golf Club, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2015/0663/PAD

Proposal: Part demolition of existing buildings and erection of offices, retirement village and live work estate; refurbishment of retained buildings for mixed use

Address: Kings Hall, Lisburn Road, Balmoral, Belfast, BT9 6GW,

Decision:

Decision Date:

Ref ID: Z/2012/0645/RM

Proposal: Demolition of existing building and erection of residential development comprising 140 units.

Address: Lands south of 25 Harberton Park, Belfast,

Decision: PG

Decision Date: 22.12.2014

Ref ID: LA04/2017/0097/DC

Proposal: Discharge of condition 3 of planning application Z/2012/0645/RM

Address: Lands south of, 25 Harberton Park, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2017/0313/DC

Proposal: Discharge of Condition 10 of LA04/2016/0200/F re Remediation Validation Report.

Address: Plat 105, Harberton, Belfast, BT9 6TW.,

Decision: AL

Decision Date:

Drawing Numbers and Title

Dwg No. 01, 02, 03A, 04A, 05A, 06A, 07B, 08B, 09A, 10A, 11A, 12, 13B, 14, 15A, 16B

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: