

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 15<sup>th</sup> March 2018</b>	
<b>Application ID:</b> LA04/2017/2597/F	
<b>Proposal:</b> Demolition of building and development of temporary hard landscaping.	<b>Location:</b> 30-34 North Street Belfast BT1 1LA
<b>Referral Route: Associated with major planning application LA04/2017/2126/F (Former Royal Exchange Scheme Phase 1B)</b>	
<b>Recommendation:</b>	<b>Approval subject to conditions</b>
<b>Applicant Name and Address:</b> PG Ltd. 49 Berkeley Square London W1J5AZ	<b>Agent Name and Address:</b> Savills Embassy House Queens Avenue Bristol BS8 1SB
<p><b>Executive Summary:</b></p> <p>A pre-determination hearing was held on 13<sup>th</sup> February 2018. At the hearing officers presented details of the scheme in its context and provided an overview of the proposal. Committee received representations from Save CQ, Ulster Architectural Heritage Society and the First Presbyterian Church in objection to the application and from Savills and Consarc on behalf of the applicant in support of the application. The issues raised at the hearing have been considered in the assessment of this application.</p> <p>Members agreed at the pre-determination hearing to defer consideration of the application for a site visit which took place on 21<sup>st</sup> February 2018. Members viewed the building to be demolished from North Street and from within the site.</p> <p>Planning permission is sought for the demolition of the building and development of temporary hard landscaping.</p> <p>The site is located within Belfast City Centre Primary Retail Core in a zoned Development Opportunity Site (CC 017). It falls within Belfast City Centre Conservation Area and is adjacent to the listed Masonic Hall.</p> <p>No representations have been received.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• Principle of demolition/development</li> <li>• Impact on the Conservation Area</li> <li>• Impact on the setting of listed buildings</li> </ul> <p>The proposal is related to application LA04/2017/2575/DCA which seeks the demolition of No. 30-34 North Street. The proposal has been assessed against relevant planning policy and complies with the policy.</p>	

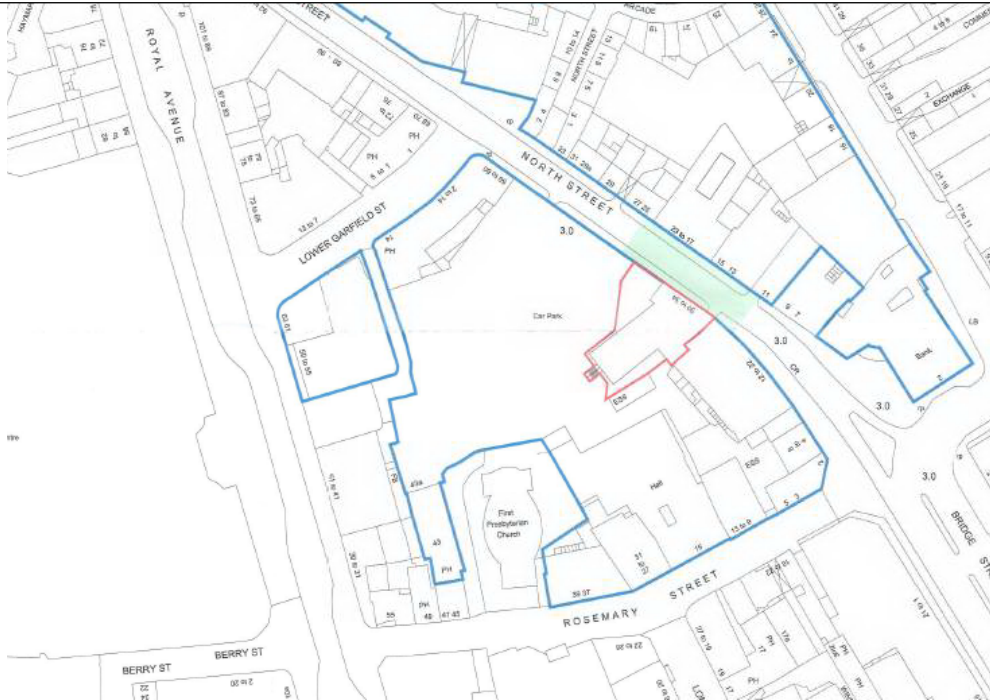
Recommendation

Having regard to the policy context and other material considerations, the proposal is considered acceptable. It is recommended that consent be granted subject to conditions and that the consent be linked to the proposals for Phase 1B (Ref: LA04/2017/2126/F) through a Section 76 Agreement

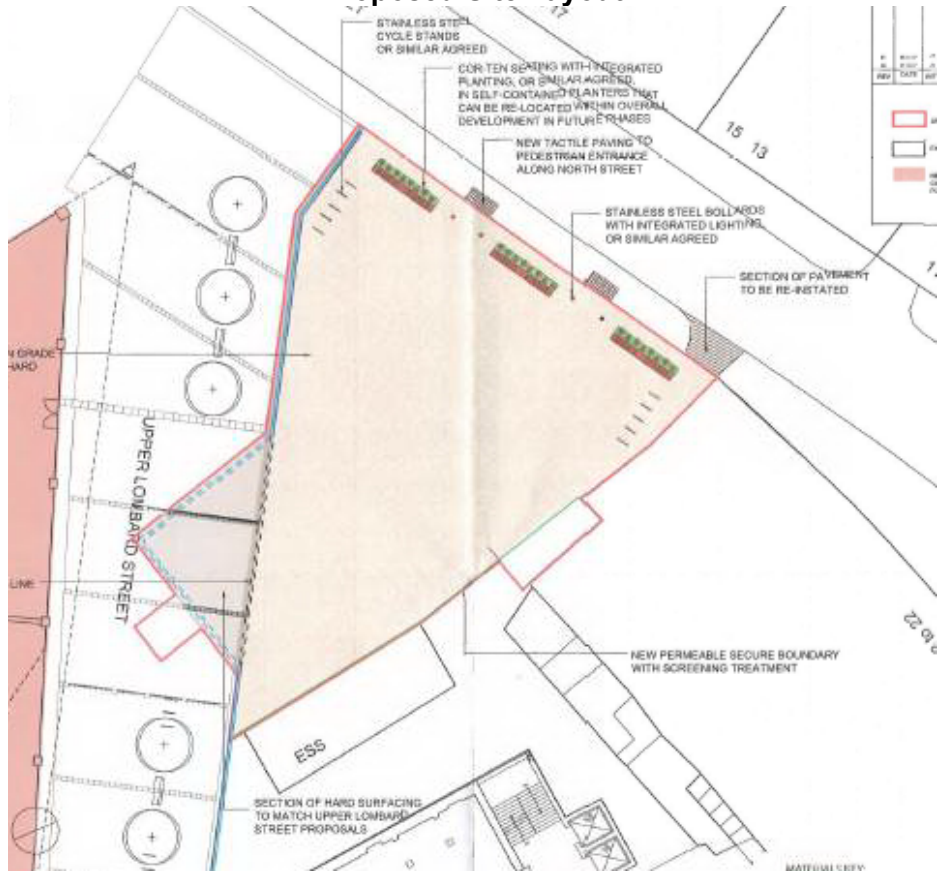
It is requested that authority is delegated to the Senior Authorised Planning Officer, in consultation with the City Solicitor, to negotiate the terms of the Agreement and to determine the final wording of conditions.

# Case Officer Report

## Site Location Plan



## Proposed Site Layout



Representations:	
Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Characteristics of the Site and Area

1.0	<p><b>Description of Proposed Development</b> The proposal is for the demolition of the building and development of temporary hard landscaping.</p>
2.0	<p><b>Description of Site</b> The site, identified as Nos. 30-34 North Street, Belfast, comprises a stepped property finished in brick. The front of the property faces onto North Street and is five-storey. The rear of the property adjoins an adjacent former car park and the height increases to seven storeys with an additional eighth storey. The property is a former office building with a ground floor retail unit and is in a state of disrepair.</p> <p>The site is located within Belfast City Centre Primary Retail Core and in a zoned Development Opportunity Site (CC 017). It falls within Belfast City Centre Conservation Area and is adjacent to the listed Masonic Hall.</p>

### Planning Assessment of Policy and other Material Considerations

3.0	<p><b>Planning History</b> <b>Z/2010/1532/F</b> - Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices, café/bar use, 2no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and above ground car parking, cultural/arts centre, hotel, 2-level basement car park and associated access and circulation, creation of new streets and public spaces, reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. Application also comprises works to restore, alter and extend listed buildings and facades and partial demolition of North Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location. Proposed development at lands bounded by nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square Nos 40 to 16 Donegall Street, No.2 waring Street, 1-21 Bridge Street, Nos 2-18 High Street, Nos1-27 Lombard Street, Nos 33 to 55 Rosemary Street and including North Street and Nos 2-14 Lower Garfield Street. Permission granted 11 October 2012.</p> <p><b>Z/2010/1495/DCA</b> - Demolition of buildings, Nos. 3-5 9-13 and 27-31 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street Belfast (BT1 1LA). Consent granted 11 October 2012.</p> <p><b>LA04/2016/2327/F</b> – Application to Vary conditions 2-4 (demolition and construction), 6, 8-13 (traffic and parking), 14-18 (contaminated land), 21-22, 25, 27, 29 (landscaping), 30-31 (archaeology) and 33 (environmental designations) of planning permission Z/2010/1532/F for the demolition, redevelopment and part change of use of existing buildings to create mixed use development known as Royal Exchange, comprising retail,</p>
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	<p>offices, café/bar use, apartments, car parking, cultural/arts centre, hotel and associated access and circulation and public realm works, including restoration, alteration and extension of listed buildings. Lands bounded by Nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square, Nos. 40 to 16 Donegall Street, No. 2 Waring Street, 1-21 Bridge Street, Nos. 2-18 High Street, Nos 1-27 Lombard Street and Nos. 2-14 Lower Garfield Street, Belfast. Permission granted 23 Jan 2017.</p> <p><b>LA04/2016/1622/DCA</b> - Variation of condition 1 (contract for carrying out works approved under planning application ref. Z/2010/1532/F) of demolition within a conservation area consent Z/2010/1495/DCA for the demolition of buildings, Nos. 3-5 9-13 and 27-31 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street Belfast (BT1 1LA). Permission granted 23 Jan 2017.</p> <p><b>LA04/2017/2126/F</b> - Redevelopment including the construction of a new six storey building on the existing surface level car park and part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street (Amended plans and further information received). Decision Pending.</p> <p><b>LA04/2017/2575/DCA</b> - Demolition of building, 30-34 North Street, Belfast, BT1 1LA. Decision Pending.</p> <p><b>LA04/2018/0007/F</b> - Demolition of building and development of flexible retail, restaurant and café uses for a period of up to 5 years within re-purposed shipping containers up to 2 storey in height, together with ancillary access and circulation. Application under consideration.</p> <p><b>LA04/2017/2341/O</b> - Application for outline planning permission for demolition, redevelopment to create a mixed use development comprising retail, offices, café/restaurant uses, residential apartments, including private rented sector units, hotel use, community uses, car parking, associated access, servicing and circulation arrangements, an energy centre, the creation of new streets, the reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. The application also proposes works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades. Details of proposed access arrangements are also provided, Land Bounded by Royal Avenue, York Street and Church Street to the North, Royal Avenue to the west Rosemary Street and High Street to the south and Donegall Street to the east. The site is located approximately 300m west of Laganside Bus Station 300m northeast of city hall and 900m northwest of Central Train Station. A triangle of land bounded by Royal Avenue Lower Garfield Street and North Street lies outside the application site boundary. Application under consideration.</p> <p><b>LA04/2017/2345/DCA</b> - Demolition of buildings, 3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street (BT1 1LA), Belfast. Application under consideration.</p>
4.0	<b>Policy Framework</b>
4.1	<p>Regional Development Strategy (RDS) 2035</p> <p>Belfast Urban Area Plan (BUAP) 2001</p> <p>Draft Belfast Metropolitan Area Plan (dBMAP) 2015</p>

	<ul style="list-style-type: none"> <li>• Policy SETT 2: Development with the Metropolitan Development Limit and Settlement Development Limits</li> </ul>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <ul style="list-style-type: none"> <li>• Conservation Areas Paras. 6.18 – 6.</li> </ul> <p>Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage</p> <ul style="list-style-type: none"> <li>• Policy BH 11: Development affecting the Setting of a Listed Building</li> <li>• Policy BH 12: New Development in a Conservation Area</li> <li>• Policy BH14: Demolition in a Conservation Area</li> </ul>
5.0	<b>Assessment</b>
5.1	<p><b>Statutory Consultees Responses</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Non Statutory Consultees Responses</b></p> <ul style="list-style-type: none"> <li>• Council's Conservation Officer – No objection</li> <li>• Council's Environmental Health - No objections subject to conditions</li> </ul> <p><b>Representations</b></p> <p>The application has been advertised in the local press. No representations have been received.</p> <p><b>Other Material Considerations</b></p> <ul style="list-style-type: none"> <li>• Belfast City Centre Conservation Area Guide</li> </ul> <p><b>Conservation Area Consideration</b></p> <p>The Council's Conservation Officer was consulted in relation to the proposal and offered no objection to the demolition of the property.</p> <p><b>Associated Applications</b></p> <p>The proposal is linked to planning application reference LA04/2017/2575/DCA and is for the demolition of the existing building and the development of temporary hard landscaping. The application is set within the context of a wider development scheme submitted under planning reference LA04/2017/2126/F and is in advance of its long-term proposals for the redevelopment of lands occupied by No's. 30-34 North Street.</p> <p><b>Principle of Demolition</b></p> <p>The building to be demolished has been the subject of previous demolition consent under planning references Z/2010/1532/F, Z/2010/1495/DCA, LA04/2016/2327/F and LA04/2016/1622/DCA.</p> <p>Phase 1A of the consented scheme has commenced which in effect means that the planning permission for the consented scheme remains live.</p> <p><b>Impact on the Conservation Area and Listed Building Setting</b></p> <p>The building is in a state of disrepair and is of no architectural merit or design significance. It is therefore considered that the building does not make a material contribution to the character or appearance of the Conservation Area. It is considered that the demolition of the property and provision of temporary hard landscaping will have a greater impact on the quality and attractiveness of the conservation area than would retention of the existing property.</p> <p>The proposed temporary hard landscaping has a resin bound hard surfacing treatment</p>

	<p>with tactile paving on North Street providing pedestrian entrances. Seating provision with integrated planting are proposed along the North Street boundary with bollards positioned in front of the pedestrian entrances. Cycle stands are proposed to the northeast and northwest corners of the site and a contemporary secure boundary fence of Cor-ten steel construction is proposed along the boundary with No's. 12 to 22 North Street and the electricity sub-station. The application site overlaps the new Upper Lombard Street, at which point the finishes are matching those of the public realm. It is considered that the proposed landscaping and associated works will improve the appearance of the conservation area and that they accord with existing and proposed uses in the city centre location. It is not considered that the proposal will result in environmental problems which would be detrimental to the character of the area.</p> <p>The proposed finishes will be sympathetic to the surrounding properties and the development will respect the characteristics of adjoining properties as well as the listed building setting.</p>
5.2	<p>In summary the proposal has been assessed taking account of all the material considerations and it is considered that the proposal will secure an enhancement to the conservation area until long term development proposals are forthcoming. The proposal complies with the development plan context and planning policy and it is recommended that the application is approved subject to conditions set out below and a Section 76 Agreement.</p> <p>It is requested that authority is delegated to the Senior Authorised Planning Officer, in consultation with the City Solicitor, to negotiate the terms of the Agreement and to determine the final wording of conditions.</p>
6.0	<p><b>Summary of Recommendation:</b> Grant consent subject to conditions</p>
7.0	<p><b>Conditions</b></p> <p>1. The permission hereby granted shall be for a limited period of 5 years only and shall expire on XX 2023 [<i>date to be inserted - 5 years from date of permission</i>].</p> <p>Reason: To enable The Council to consider the development in the light of circumstances then prevailing and in the interests of Belfast City Centre Conservation Area.</p> <p>2. The materials to be used in the construction of the external surfaces of the proposal hereby permitted, shall be as stipulated on Drawing No. 04, date stamped 16 November 2017.</p> <p>Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the Belfast City Centre Conservation Area.</p> <p>3. Following the necessary demolition works and prior to the commencement of any construction works, the applicant shall submit to the Council for approval in writing, a Quantitative Risk Assessment (often referred to as a Phase II). This Quantitative Risk Assessment must incorporate:</p> <ul style="list-style-type: none"> <li>• A detailed site investigation in line with British Standards BS10175:2011. Any ground gas investigations should be conducted in line with BS8485:2015.</li> </ul> <p>Reason: To protect human health and environmental receptors and to ensure the site is suitable for the proposed end use.</p>

	<p>4. A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance. In addition, risks associated with ground gases should be assessed under the methodology outlined in CIRIA C665.</p> <p>Reason: To protect human health and environmental receptors and to ensure the site is suitable for the proposed end use.</p> <p>5. Based on the outcome of this risk assessment, a Remedial Strategy (often referred to as a Phase III) may be required. If found to be necessary, this Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and no longer pose potential risks to human health.</p> <p>Reason: To protect human health and environmental receptors and to ensure the site is suitable for the proposed end use.</p> <p>6. In order to demonstrate that any identified remedial measures have been incorporated into the proposed development, a Verification Report will be required.</p> <ul style="list-style-type: none"> <li>• This Verification Report must be in accordance with current Environment Agency guidance and demonstrate that the mitigation measures have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health. Failure to provide a satisfactory Verification Report on completion of the works may lead to the assumption that the site remains a risk to human health.</li> </ul> <p>Reason: To protect human health and environmental receptors and to ensure the site is suitable for the proposed end use.</p> <p>7. Prior to any phase of the development commencing, a Noise Management Plan shall be submitted to Belfast City Council for review and approval. The plan should outline the methods to be employed to minimise any noise and vibration impact from demolition and construction operations and demonstrate 'best practicable means'. The Plan should pay due regard to the current BS 5228: Noise and Vibration Control on Construction and Open Sites and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison.</p> <p>Reason: To protect human health and the amenity of nearby premises</p>
8.0	<p><b>Notification to Department (if relevant)</b></p> <p>Not required</p>
9.0	<p><b>Representations from Elected members:</b></p> <p>None</p>



<b>ANNEX</b>	
<b>Date Valid</b>	16th November 2017
<b>Date First Advertised</b>	1st December 2017
<b>Date of Last Neighbour Notification</b>	10.01.2018
<b>Drawing Numbers: 01, 02, 03, 04.</b>	