

Development Management Report Committee Application

Summary	
Committee Meeting Date: 14 August 2018	
Application ID: LA04/2018/0448/F	
<p>Proposal: AMENDED PROPOSAL: Erection of 13 storey Grade A office building with ground floor, first floor and mezzanine café/bar/restaurant uses (sui generis), ground floor retail unit, lobby/reception area, basement and deck car parking, servicing (refuse/recycling/cycle storage/changing facilities), landscaping/public realm works, temporary pocket park, pedestrian/ cycle access route from Bridge End, temporary pedestrian/cycle access to riverfront, associated access arrangements to Short Strand and Bridge End and other associated infrastructural works</p>	<p>Location: Lands at former Sirocco Works Short Strand and adjacent to Bridge End and the River Lagan Belfast</p>
Referral Route: Major Application - Committee	
Recommendation:	Approval (Subject to Section 76)
<p>Applicant Name and Address: Swinford (Sirocco) Ltd The Mill 1 High Street Henley-In-Arden B95 5AA</p>	<p>Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE</p>
<p>Executive Summary:</p> <p>The proposal seeks full permission for an office building 13 storeys in height (56m to ridge). It would comprise 37,768 sqm gross floorspace (28,476 sqm excluding the parking area). It also includes a retail unit at ground floor, with café/restaurant units. It includes provision for 153 internal parking spaces within the basement (99), ground floor (25), and first floor (29), and 166 cycle spaces.</p> <p>The proposal also includes landscaping/public realm works, temporary pocket park/open space area located and temporary pedestrian/cycle access between the building and the river adjacent to the railway line, a pedestrian/ cycle access route from Bridge End to riverfront, associated pedestrian and vehicles access arrangements to Short Strand and Bridge End and other associated infrastructural works.</p> <p>The application seeks permission for development of a section of the wider former Sirocco site. The applicant has submitted an application for outline permission for the wider site but this is not in a position to be determined at this time. The applicant indicates that the proposal subject to this report consists of a gross development value of approximately £50 million, and would accommodate approximately 2,500 employees.</p>	

The key issues in the assessment of the proposal are as follows:

- The principle of the proposal at this location;
- Economic development, employment and investment;
- Layout, scale, form, massing and design;
- Impact on amenity;
- impact on built heritage assets;
- Impact on transport and associated infrastructure;
- flooding and drainage impacts;
- impact on natural heritage assets;
- contamination and remediation of the site;
- impact on civil aviation;
- planning obligations

The site falls within the city boundary in both the BUAP and BMAP plans. As stated above the site is identified as an opportunity site in both the dBMAP and unlawfully adopted BMAP. Redevelopment of the site was accepted through previously approved applications following the adoption of the BUAP. In addition, there is an extant permission on the wider site that includes the office, public realm, and infrastructure uses proposed under the current application. Accordingly, the principle of development and associated uses are acceptable.

The height and massing of the building (13 storeys) are significant, particularly given the vacant nature of the wider Sirocco site, and relatively low scale and height of existing built form in the immediate context of Bridge End. It will have a significant visual impact in this locality. The additional height proposed above the extant permission equates to 4 storeys, and other buildings within the approved concept masterplan in the remainder of the Sirocco site exceed the height of the proposal. The proposed design approach, should be successful in breaking up the massing of the various elevations and is acceptable. The Urban Design Officer has no objection, in principle, to the scheme but has raised a number of detailed points.

The nearest residential buildings to the site are located due west of the site (approximately 20m at closest point), within an apartment building currently under construction (Sandford development). The railway line is located between the proposed building and this development. A further residential area, Rotterdam Street, is located further west and to the rear, enclosing the Sandford development, abutting the adjacent railway line. The closest dwellings within this development are approximately 108m from the ground/first floor element of the building and approximately 127m from the taller central core element of the proposal. Residential properties are also located within Short Strand and are approximately 308m from the nearest dwelling to the eastern elevation. Residential amenity of existing and prospective residents will not be adversely affected due to the separation distances available to neighbouring properties.

One representation was received raising concerns including extent of parking and layout provisions for vehicles and inadequate provision and impact on cycling.

Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal represents acceptable sustainable development. Approval is therefore recommended.

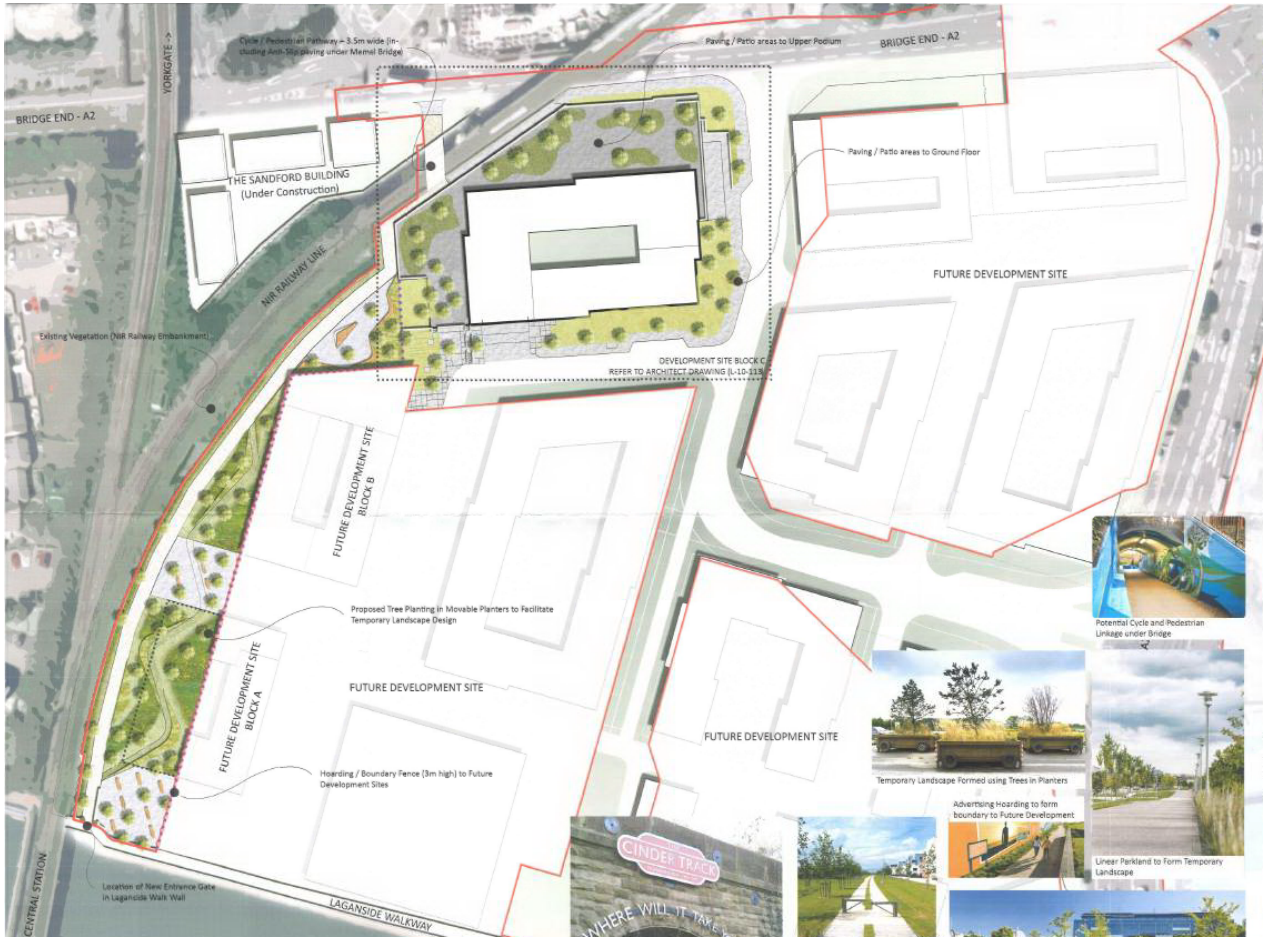
It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and a S76 planning agreement, and satisfactory resolution of outstanding issues, including:

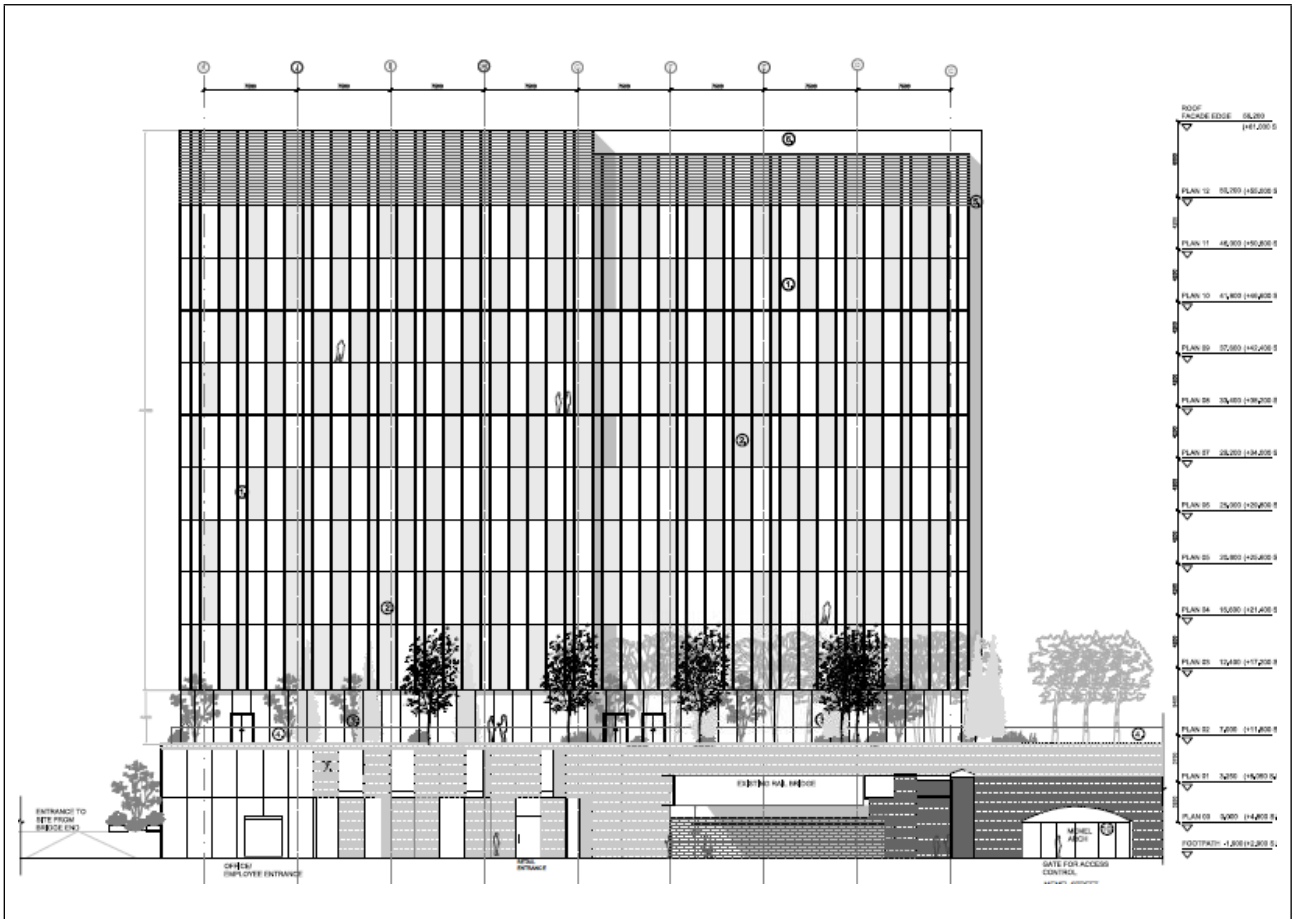
- Air quality;
- Built heritage;
- Natural heritage;

- Flood risk;
- Contamination and ground water;
- Design and layout of the meanwhile uses / pop up park

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Statutory	NIEA	Advice
Statutory	DFI Roads - Hydebank	Content
Non Statutory	Env Health Belfast City Council	Add Info Requested
Non Statutory	Northern Ireland Transport Holding Co	
Statutory	Historic Environment Division (HED)	
Statutory	DFI Roads - Hydebank	Advice
Statutory	Rivers Agency	Advice
Non Statutory	Belfast City Airport	Substantive Response Received
Non Statutory	Shared Environmental Services	Substantive Response Received
Statutory	NI Water - Strategic Applications	Advice
Statutory	NIEA	Extension Required

Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations received from Elected Representatives	None Received

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Erection of 13 storey Grade A office building with ground floor, first floor and mezzanine café/bar/restaurant uses (sui generis), ground floor retail unit, lobby/reception area, basement and deck car parking, servicing (refuse/recycling/cycle storage/changing facilities), landscaping/public realm works, temporary pocket park, pedestrian/ cycle access route from Bridge End, temporary pedestrian/cycle access to riverfront, associated access arrangements to Short Strand and Bridge End and other associated infrastructural works</p>
2.0	<p>Description of Site</p> <p>The site is located in east Belfast and forms part of a larger former industrial site known as the Sirocco Works. The site has been cleared of original buildings and is finished in gravel, save for a listed chimney monument and a vacant 'market suite' building relating to a previous permission. It is bounded by a railway line to the west, Bridge End to the north, and Short Strand to the east, with a brick boundary wall approximately 2m in height forming the southern site boundary adjacent to the River Lagan Walkway. The topography of the site is relatively level, however it falls gently towards the Lagan boundary. The site is approximately 2.6 hectares in size. The previous use ceased operation in 1999.</p> <p>Adjacent to the site is an apartment building to the west, with a residential development beyond. There is a petrol station opposite the site, with a park and ride car park immediate adjacent to the east. Residential development is located opposite the site on Short Strand, and to the south.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>Z/2008/0599/O for a mixed use redevelopment of the site was approved 2nd March 2011 and is subject to a 10 year time condition, and therefore is extant. It includes residential, office, call centre / research and development, assembly and leisure, supermarket, community facilities, a care home, public realm and associated access infrastructure.</p> <p>LA04/2018/0811/O Mixed use development comprising offices, residential apartments, hotel and service apartments, retail and professional services, community and cultural uses, leisure uses with associated car parking, circulation and servicing arrangements; public realm works, landscaping, pedestrian and cycle bridge received 11th April 2018, ES received 21st June 2018. Under consideration.</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2015</p>

4.2	<p>Planning Policy Statement 2 (PPS2) – Natural Heritage Planning Policy Statement 4 (PPS4) – Planning and Economic Development Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment Planning Policy Statement 8 (PPS8) – Open Space, Sport and Outdoor Recreation Planning Policy Statement 3 (PPS3) - Access, Movement and Parking Planning Policy Statement 13 (PPS13) - Transportation and Land Use Planning Policy Statement 15 (PPS15) - Planning and Flood Risk</p> <p>Supplementary Planning Guidance including Development Control Advice Note 11 – Access for All, Development Control Advice Note 15 Vehicular Access Standards and Parking Standards, Living Places</p>
5.0	Statutory Consultee Responses
	<p>NI Water – no objections Transport NI – no objections</p> <p>Responses outstanding:</p> <p>Historic Environment Division DEARA including Natural Heritage, Land and Contamination, Marine Division Rivers Agency – assessment of additional information ongoing</p>
6.0	Non Statutory Consultee Responses
	<p>Environmental Health – no objections in relation to public health including noise issues, contamination City Airport – no objections BCC Urban Design – no objections</p> <p>Responses outstanding: Environmental Health – assessment of additional information regarding Air Quality ongoing; Shared Environmental Services – in relation the Habitats Assessment; NI Transport Holding Company (Translink); BCC Landscape and Trees – assessment of revised proposals ongoing;</p>
7.0	Representations
	<p>The application has been neighbour notified and advertised in the local press. One representation was received raising concerns including extent of parking and layout provisions for vehicles and inadequate provision and impact on cycling.</p>
8.0	Other Material Considerations
8.1	<p>BCC publications including Belfast Agenda, City Centre Regeneration and Investment Strategy, and East Bank Regeneration Strategy</p>
9.0	Assessment
9.1	<p>The proposal seeks full permission for an office building 13 storeys in height (56m to ridge). It would comprise 37,768 sqm gross floorspace (28,476 sqm excluding the parking area). It also includes a retail unit at ground floor, with café/restaurant units. It includes provision for 153 internal parking spaces within the basement (99), ground floor (25), and first floor (29), and 166 cycle spaces.</p>
9.2	<p>The proposal also includes landscaping/public realm works, temporary pocket park/open space area located and temporary pedestrian/cycle access between the building and the</p>

	<p>river adjacent to the railway line, a pedestrian/ cycle access route from Bridge End to riverfront, associated pedestrian and vehicles access arrangements to Short Strand and Bridge End and other associated infrastructural works.</p> <p>Planning History:</p>
9.3	<p>The Sirocco site, including the application site, has been subject to previous planning applications, approved by the then DoE. This included an application Z/2000/2593/F for 266 apartments with basement and surface level parking and amenity space, which was approved 13th January 2003.</p>
9.4	<p>A subsequent application for a 3 storey marketing suite in association with the above application was approved 22nd December 2011 and subsequently constructed on site.</p>
9.5	<p>Z/2008/0599/O for a mixed use redevelopment of the site was approved 2nd March 2011 and is subject to a 10 year time condition, and therefore is extant. It includes residential, office, call centre / research and development, assembly and leisure, supermarket, community facilities, a care home, public realm and associated access infrastructure.</p>
9.6	<p>LA04/2018/0811/O Mixed use development comprising offices, residential apartments, hotel and service apartments, retail and professional services, community and cultural uses, leisure uses with associated car parking, circulation and servicing arrangements; public realm works, landscaping, pedestrian and cycle bridge received 11th April 2018, ES received 21st June 2018. Under consideration.</p>
9.7	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Economic development, employment and investment; - Layout, scale, form, massing and design; - Impact on amenity; - impact on built heritage assets; - Impact on transport and associated infrastructure; - flooding and drainage impacts; - impact on natural heritage assets; - contamination and remediation of the site; - impact on civil aviation; - planning obligations <p>Policy Considerations:</p>
9.8	<p>The RDS includes regional policies relevant to the proposal including Tourism (RG4), Supporting Urban Renaissance (RG7), and Conserve, protect and enhance where possible the built and natural heritage.</p>
9.9	<p>In relation to Belfast, RDS includes regional policy to promote economic development, grow the city population, and protect and enhance the setting of the Metropolitan Area and its environmental assets. Policy SFG3 seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities.</p>
9.10	<p>The SPSS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPSS states at paragraph 1.13 (page 7) that a number of policy statements, including those listed</p>

	<p>above, remain applicable under 'transitional arrangements'. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.</p> <p>Development Plan Status</p>
9.11	<p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. The associated policies within BUAP are therefore a material consideration. The site is not subject to any zonings within this plan</p>
9.12	<p>However, given the stage at which the Draft BMAP had reached preadoption through a period of independent examination, the policies within the version of BMAP purported to be adopted 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>
9.13	<p>Within dBMAP the site, the site falls within a development opportunity site and is subject to several Key Site Requirements. It was identified as within the city centre boundary.</p> <p>In the purported, to be adopted BMAP, the site remains as a development opportunity site, with refinement of the key site requirements following inquiry. The site falls within the designated city centre boundary, the fringe area of parking restraint, and the Laganside Character Area.</p> <p>Principle of development and proposed uses</p>
9.14	<p>The site falls within the city boundary in both the BUAP and BMAP plans. As stated above the site is identified as an opportunity site in both the dBMAP and unlawfully adopted BMAP. Redevelopment of the site was accepted through previously approved applications following the adoption of the BUAP. In addition, there is an extant permission on the wider site that includes the office, public realm, and infrastructure aspects proposed under the current application. Accordingly, the principle of development and associated uses are acceptable. The substance of the key site requirements set out in dBMAP were not radically altered following inquiry and included within the unlawfully adopted BMAP. Therefore, weight can be afforded to these requirements, also given they represent the most recent expression of policy for the site. The extent of weight afforded will be considered in relation to each issue discussed below.</p>
9.15	<p>Regarding the SPPS, the office use (and site) is located outside the city centre within the BUAP. Being a city centre use, the sequential test is applicable. PED 1 of PPS4 also includes location policy in regard to B1 office use, broadly similar to the sequential test requirements. However, the site is located within the city centre boundary in draft BMAP and the unlawfully adopted BMAP, as the boundary extends eastwards to Short Strand. It is considered that substantial weight should be given to this version of BMAP given the advanced stage that it reached and the city centre designation. Great weight is also afforded to the history of the site.</p>
9.16	<p>The application seeks permission for development of a section of the wider former Sirocco site. Ideally, there should be a comprehensive scheme for development of the wider site. The applicant has submitted an application for outline permission for the wider site but this is not in a position to be determined at this time. The applicant states that the current application is critical to investment interest in the wider site and they are committed to its development. This cannot be guaranteed as part of the current application and there is a risk that only the proposed development will be built out. However, it is considered that this</p>

	<p>risk can be reduced through the applicant's commitment to implement certain infrastructure including the access, internal roads and public realm, which forms part of the current application. These infrastructure works would be secured by condition as part of the planning permission.</p> <p>Economic development, employment and investment</p>
9.17	<p>The applicant indicates that the proposal consists of a gross development value of approximately £50 million, and would accommodate approximately 2,500 employees. They indicate that they hope the proposal will act as a catalyst in regenerating the remainder of the wider Sirocco site.</p>
9.18	<p>The proposal would therefore result in a significant investment in this locality and, in economic terms, accord with wider Council policies relating to regeneration of the area, increased employment, and associated opportunities.</p> <p>Layout, scale, form, massing and design</p>
9.19	<p>PPS4 sets out criteria against which economic proposals will be assessed including general criteria under PED 9. Criterion (j) requires the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity. In addition, the following key site requirements in dBMAP are relevant to the proposal:</p>
	<p>a) Bullet point 7: The design layout shall include dedicated provision for cyclists and pedestrians with links to Short Strand, Bridge End and the Laganside Walkway:</p>
9.20	<p>The proposal includes the provision of a pedestrian and cycle link from Bridge End to the Laganside walkway adjacent to the railway line, with reinstatement of an historic access road (for pedestrian and cycle use only) previously known as Memel Street. In addition, a main access street for vehicular, cycle, and pedestrian access will be created through the site linking Bridge End with Short Strand. This will improve permeability through the site and links to the city centre via the existing footbridge adjacent to the northern site boundary.</p> <p>b) Bullet point 8: Building heights in general shall be a minimum of 3 storeys and a maximum of 5 storeys, or 6 storeys with setback;</p>
9.21	<p>The proposal is 13 storeys in height and accordingly would be contrary to this criterion. However, weight must be afforded to the extant planning history of the site. It is important to note that the extant permission was also live at the inquiry stage of dBMAP and unlawful adoption stage. The approved scheme also breached these building height stipulations, with a residential building sited broadly in the same location as the current proposal. That building was 8-9 storeys in height. Indeed, no building within the extant approval accords with the above building heights stipulated in the requirements. Given the details of the extant approval, it is considered that breaching this height requirement is acceptable in principle.</p>
9.22	<p>The height and massing of the building are significant, particularly given the vacant nature of the wider Sirocco site, and relatively low scale and height of existing built form in the immediate context of Bridge End. It will have a significant visual impact in this locality. It will be readily visible from a number of distance public viewpoints from the city centre, and city-bound vistas from east and south Belfast including the Lower Newtownards road, Short Strand, Albertbridge road, Ravenhill road. It will also be visible from the M3 motorway travelling eastbound.</p>

9.23	<p>The additional height proposed above the extant permission equates to 4 storeys, and other buildings within the approved concept masterplan in the remainder of the Sirocco site exceed the height of the proposal. Under BMAP, the site is identified as a gateway to the city centre, and accordingly, in urban design terms, it should function as an arrival and exit point of the city centre. Given the extant permission, it is unrealistic to rigidly apply the BMAP height requirement. On balance, it is considered that the additional height above the existing approval is acceptable, as the visual impact should ultimately be seen in the context of development of the remainder of the site.</p>
	<p>c) Bullet point 9: Development shall enclose and front the River Lagan and provide frontage to the Short Strand and Bridge End;</p>
9.24	<p>Given the extent of the application site boundary, the proposal is unable to provide built form frontage to the Lagan. It does however, include temporary open space use, planting, and associated structures adjacent to the Lagan frontage. Whilst not strictly addressing this aspect of KSR, it does facilitate activity at this location. Similarly, due to the location of the building, the proposal would not provide direct frontage to Short Strand. Notwithstanding this, a detailed eastern elevation is proposed which would address Short Strand albeit from distance views. Frontage and access is provided to bridge End and in this regard, the proposal complies with this requirement.</p>
	<p>d) Bullet point 10: On new and existing streets, new development shall be built hard up to the back of the footway or with a minimal setback for planting;</p>
9.25	<p>The layout provides built form up to the footway, with setbacks provided along Bridge End to facilitate public space and hard and soft landscaping. Accordingly, the proposal is considered compliant with this KSR.</p>
	<p>e) Bullet Point 11: Active ground floor frontage uses shall be promoted especially on main streets and around public squares and spaces. The use of ground floor frontages for car parking or other non-active uses shall not be permitted;</p>
9.26	<p>Active frontage is provided along Bridge End through provision of a retail unit at ground floor and a secondary access point to the main building at the junction of the proposed access link road. Servicing facilities are provided for a portion of the ground floor elevation fronting the new access road. Whilst not ideal, these must be provided in an accessible location. On balance, this is acceptable as active frontage is provided for some of this elevation at both ends and does not therefore result in an entirely non-active frontage. The southern elevation comprises the main access point to building, with a lobby/reception area occupying the majority of this frontage. Vehicular access to parking provided at the northern end.</p>
9.27	<p>Car parking has been sited within a basement, ground, and first floors and adjacent to the railway line at the northern site boundary. Active uses envelop these parking areas which will in turn screen parking from the main public elevations fronting Bridge End, the access road and the internal southern elevation and associated public realm. The proposal therefore adequately addresses this requirement.</p>
	<p>f) Bullet point 12: Development shall not include large single block comprehensive schemes</p>
9.28	<p>The proposal comprises a single block within a portion of the wider Sirocco site. Accordingly, the proposal will not result in a single comprehensive block on the Sirocco site and is therefore acceptable.</p>

	<p>Design:</p>
9.29	<p>A design and access statement has been submitted with the proposal, which details the concept of the design approach adopted. The approach to the building and associated landscaping has taken cues from the Giants Causeway, interpreting the interlocking columns into the façade of the building. A glazed base is proposed at ground and first floor to the western and eastern elevations, with a mixture of brick and glass on the Bridge End elevation. The main elevations are ‘stepped’ roughly equidistant within each elevation.</p>
9.30	<p>The main office floorplan is stepped back off the ground and first floorplan by approximately 17m (at widest) forming a central core. The design also includes a raised landscape ‘podium’ at second floor level to facilitate amenity space for the occupants.</p>
9.31	<p>There are limited architectural cues for non-residential buildings within the immediate locality. Existing buildings are predominantly residential in terms of design and form. Account must also be taken of the planning history of the site in this regard. Accordingly, it is considered there is relatively wide scope for a design approach in this context.</p>
9.32	<p>The proposed design approach, with incorporation of a step in each elevation in addition to the texture provided by the columnar vertical elements, should be successful in breaking up the massing of the various elevations. The contemporary approach includes an interpretation of traditional design rationale of a strong base with associated reducing hierarchy to the middle and roof elevation. The fenestration also incorporates a solid to void ratio broadly consistent with the general architectural language of the immediate context.</p>
9.33	<p>The materials proposed include aluminium panel cladding in several shades of grey, in addition to glass, and brick along the Bridge End elevation. These materials are consistent with non-residential buildings in the wider locality, including similar building uses located closest to the site in the city centre. It is necessary to condition prior agreement of the finishes of the building to ensure exact colour and quality is acceptable.</p>
9.34	<p>Consultation with BCC Urban Design Officer has been undertaken in relation to this issue. It is noteworthy that the Urban Design Officer has no objection in principle to the scheme. The design has been subject to rigorous discussions between officers and the applicant which has led to significant improvements, particularly in how it addresses Bridge End, with the introduction of active uses and a wider and deeper public realm.</p>
	<p>Open Space, Public Realm and Landscaping Provision</p>
9.35	<p>PPS8 sets out strategic policy in relation to open space and recreation uses. PPS4 criterion (j) requires: “associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity”.</p> <p>The proposal includes the creation of new public streets with open space through the site, pedestrian/cycle link, and temporary linear park/open space areas adjacent to the railway line approximately 0.37 hectares in size.</p>
9.36	<p>Public realm consists of hard and soft landscaped areas around the proposed building and access spine street between Short Strand and Bridge End. Public realm improvements are also proposed on Bridge End site frontage. Efforts have also been made to provide a pedestrian route which extends from this area around the NW building edge (to the south of the railway line), which will allow for cycle access to the building under the raised</p>

	<p>podium/deck. The existing Memel Street archway, which leads under the railway line, is also to be utilised to provide a second pedestrian/cyclist access point to the building from Bridge End, which will bring this original archway back into everyday use. A number of strategically placed skylights within the sloping podium/deck will provide light to this lower pedestrian/cyclist area along the western edge of the building and suspended lighting from the underside of the podium. Whilst the proposed details are acceptable in principle, more thought needs to be given to how these connections can function in a safe and practical manner if open on a 24 hour basis, given that a large proportion of this area is effectively 'underground' and will lack any form of passive surveillance, lighting and security.</p>
9.37	<p>The linear park, albeit temporary in nature, included a regular cycleway/footway as well as a more informal and sinuous pathway that wound its way through a landscaped park interspersed with hard paving areas, tree planting and seating. At its northern edge, the park terminated in a civic space which included innovative and bespoke designed seating arrangements around its edges, as a transition before moving into the more formal public realm setting of the building itself. Whilst the proposed details are acceptable in principle, and provide an element of community benefit, requires further refinement in terms of the design and layout detailing.</p>
9.38	<p>A landscaped area is proposed at second floor level extending along the frontage of Bridge End and around the building adjacent to the railway line.</p> <p>In relation to the landscaping, the BBC Tree Officer has sought clarification in relation to the planting details and specification. Concerns have been raised in relation to the layout arrangement of the route of the pedestrian link and lighting arrangements, in particular given the area around the western elevation / Memel Street access point is likely to receive restricted daylighting due to the close proximity of high structures and buildings. Further detailed information in relation to these issues is therefore required.</p>
9.39	<p>Landscaping conditions are necessary to include securing delivery and management of open space, planting / landscaping.</p> <p>It is vital that an appropriate setting is provided to the building. The applicant proposes enhancements to public realm along the frontage to Bridge End, underneath the railway bridge and extending to the Memel Bridge. In the interests of both visual amenity and connectivity, these public realm improvements should be secured as part of the scheme through a S76 planning agreement. Similarly, the pedestrian and cycle linkages to the Laganside Walkway should also be secured.</p> <p>Impact on amenity</p>
9.40	<p>Criterion (b) of PED9 requires proposals not to harm the amenities of nearby residents. The nearest residential buildings to the site are located due west of the site (approximately 20m at closest point), within an apartment building currently under construction (Sandford development). The railway line is located between the proposed building and this development. A further residential area, Rotterdam Street, is located further west and to the rear, enclosing the Sandford development, abutting the adjacent railway line. The closest dwellings within this development are approximately 108m from the ground/first floor element of the building and approximately 127m from the taller central core element of the proposal. Residential properties are also located within Short Strand and are approximately 308m from the nearest dwelling to the eastern elevation.</p>
9.41	<p>In relation to dominance, the scale of the proposal will result in some impact on adjacent properties to the west. However, it is considered that the proposal, and the taller core element, is located sufficient distance from these properties to be acceptable on balance.</p>

9.42	<p>In terms of overshadowing, the site aspect is such that the building would reduce morning daylight to the Sandford development and Rotterdam Street to a lesser degree. However, sufficient daylighting would remain for the remainder of daylight hours as the primary orientation of the rear elevation of the Sandford development is southwards. Similarly, in relation to Rotterdam Street, the nearest dwellings are orientated west / east, whilst those dwelling fronting Bridge End would have minimal impact as they are orientated north / southwards. Overshadowing impact to dwellings in Short Strand is likely to be minimal due to the separation distance between the buildings. (Shadow study assessment through the vu-city 3D model supports this assessment).</p>
9.43	<p>In relation to overlooking, the building is located sufficient distance from nearby properties in Short Strand to mitigate direct overlooking issues. In terms of the Stanford development and Rotterdam Street, windows are included in all floors of the western elevation. Direct views may be possible towards adjacent residential properties. Accordingly, it is considered necessary to condition the location of windows to ensure they are directed southwards. This will avoid direct overlooking or perception thereof towards adjacent properties. Whilst this may compromise the order/unity of this elevation, it is considered the protection of amenity of neighbouring amenity outweighs the design considerations in this regard. Non-residential properties are located north of/opposite the site and beyond, and no extant residential permissions are evident in this area. It is therefore considered that no amenity issues will arise in relation to these properties/locality.</p>
9.44	<p>It should be noted that the extant outline approval permitted a residential apartment block slightly closer to the railway line in this location. Accordingly, some benefit in amenity terms would be realised for existing residents in that the building would afford greater separation distances and would be predominantly operational during normal working hours as opposed to residential activity during off-peak periods.</p>
<p>Noise & Disturbance</p>	
9.45	<p>Criterion (e) requires proposal not to create any noise nuisance. Environmental Health have been consulted in relation to this issue and assessed the submitted noise impact statement and associated information. The noise mitigation measures proposed are considered acceptable and the proposed uses. Conditions are necessary to sure the delivery of these measures.</p>
9.46	<p>There is potential for light disturbance to Rotterdam Street and the Sandford development. Environmental Health have no objections in relation to this issue however it is necessary to condition the operating hours of any external lighting of the western elevation of the building to minimise disturbance to neighbouring residents.</p>
9.47	<p>Environmental Health have also assessed air quality impacts at the site and at the time of writing are assessing additional information in relation to these issues. The submitted report considers the air quality impacts during the construction phase and after the proposal would become operational. It identifies mitigation measures that should be incorporated, including in relation to dust, and concludes no significant air quality impacts are likely.</p>
<p>Contamination and remediation</p>	
9.48	<p>A contamination and remediation assessment has been submitted and reviewed by Environmental Health and DEARA Land and Waste Management. Environmental Health have no objections in relation to these issues subject to conditions including a report to</p>

	<p>verify remediation works and measures have been undertaken. Accordingly, the proposal will not adversely impact on human health.</p> <p>Land and Resource Management have not responded in relation to groundwater impacts at the time of writing. Should the related remediation measures be deemed appropriate, then the proposal would be considered acceptable in terms of these issues.</p> <p>Built Heritage</p>
9.49	<p>Criterion (c) of PED 9 and PPS6 require proposals not to compromise built heritage assets. BH11 of PPS6 relates to protection of the setting of Listed Buildings. There are listed monument remains to the east of the red line site boundary, within the wider Sirocco site. These comprise foundations and structures relating to historical industrial activities/buildings. In addition, a historic chimney is sited to the south outside of the application site. Accordingly, BH1 and 2 are applicable in this case.</p>
9.50	<p>DFC Historic Environment Division have been consulted in relation to these issues in accordance with standard practice. At the time of writing their response is outstanding. However, it is considered that they are unlikely to have fundamental issues with the proposal in terms of direct impacts or setting given the separation distances to the listed assets and taking account of the extant approval. It also important to note that PP6 has remained unchanged since the previous consent. Accordingly, there has been no change in policy regarding protection of listed assets. Safeguarding conditions will be necessary during the development phase to ensure listed monuments on site are not compromised.</p> <p>Natural Heritage</p>
9.51	<p>In addition to criterion (c) of PED9, PPS2 sets out the policy consideration in relation to natural heritage issues. The application site itself is not subject to any natural landscape features, in that it is largely finished in gravel / soil and devoid of vegetation. The site abuts the river Lagan and accordingly the site is hydrologically linked to Belfast Lough. There is therefore potential for impacts to protected species / habitats within Belfast Lough and a habitats impact assessment has been submitted in support of the proposals.</p>
9.52	<p>DEARA Natural Heritage has been consulted to assess the proposal and supporting information concerning impacts on Natural Heritage. In addition Shared Environmental Services, who assist with Habitats Regulation Assessment, have not yet responded to the consultation. Should the related protection measures be deemed appropriate, then the proposal would be considered acceptable in terms of these issues.</p> <p>PPS15 – Flooding and drainage issues</p>
9.53	<p>Rivers Agency and NI Water have been consulted on the application and assessed the submitted flood risk assessment. Rivers Agency have advised in relation to FLD1 - Development in Fluvial and coastal Flood Plains. The scheme proposals indicate that the existing wall located on the south-eastern boundary of the site, will be removed to provide access from the proposed development to the River Lagan. Although this structure is not a flood defence/bank as defined under the terms of the Drainage (Northern Ireland) Order 1973, or as classified under Revised PPS 15 FLD 1, it currently provides protection to the site, and beyond, during a 1 in 200 year coastal flood event.</p>
9.54	<p>Given the location of the site and planning history, it is considered that these factors constitute an exception to FLD1. The proposal includes increasing the levels of the site to mitigate flood risk, with additional measures at the proposed breach in the existing boundary wall adjacent to the Lagan Walkway. Accordingly, the layout will include gently</p>

	<p>sloping topography from the Lagan boundary towards Bridge End. Rivers Agency have been consulted in relation to these matters, and at the time of writing, are finalising assessment of the flood risk measures. Should they be deemed appropriate, then the proposal would be considered compliant with flood risk policy. Relevant conditions are necessary in terms of securing delivery and retention of flood risk measures.</p> <p>Impact on transport and associated infrastructure</p> <p>9.55 Transport NI were consulted and are satisfied that there is sufficient vehicle and bicycle parking provision proposed, the access arrangements are adequate, and that the proposal will not result in a significant impact on traffic or road safety. Conditions have been recommended to ensure delivery of necessary infrastructure including vehicle and cycle parking, travel plan arrangements for accessing the site via an alternative modes of transport, and management arrangements.</p> <p>9.56 The related matters raised within the objection received have been fully considered, however the level of parking and cycling provision are considered appropriate for the proposal taking account of the location of the site, and the extant permission. The proposal is therefore considered in accordance with PPS3 and related Roads infrastructure policy.</p> <p>Impact on civil aviation</p> <p>9.57 Consultation has been undertaken with the City Airport, who have assessed the proposals in terms of air safety. IFP (Instrument Flight Procedure) & CNS (Communications, Navigation & Surveillance) assessments have been carried out, and the Airport have advised of safeguarding measures required that the proposal must incorporate. The proposal would not therefore compromise air safety.</p> <p>Planning Obligations</p> <p>9.58 In this case, it is considered appropriate that any planning approval should be subject to the developer entering a legal agreement under Section 76 of the Planning Act with Belfast City Council in order to mitigate to some extent against the impact of the development. This would include public realm improvements, the delivery and management of the open space and other public spaces including the temporary park areas, improvements/temporary landscaping to the remainder of the site, and apprenticeship employment opportunities in the redevelopment of the site.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not cause demonstrable harm to the interests of acknowledged importance. Approval is therefore recommended. It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and a S76 planning agreement, and satisfactory resolution of outstanding issues, including:</p> <ul style="list-style-type: none"> - Air quality; - Built heritage; - Natural heritage; - Flood risk; - Contamination and ground water; - Design, management and layout of the meanwhile uses / pop up park / links

Neighbour Notification Checked	Yes
(Draft) Conditions (delegation of final conditions to Director of Planning requested)	
<p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>	
<p>2. No development shall commence on site until details and samples of the materials to be used for the building and public realm including all street furniture have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interests of visual amenity and the character and appearance of the area.</p>	
<p>3. All hard and soft landscape works shall be completed in accordance with the approved drawings, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS no later than the end of the before the planting season following occupation of each of the dwellings hereby approved.</p> <p>All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>	
<p>4. The landscape management plan shall be carried out as approved and reviewed at years 5, 10, 15, and any changes shall not be implemented without the consent of Belfast City Council Planning Authority.</p> <p>Reason: To ensure the sustainability of the tree cover on the site through the successful long term proactive maintenance.</p>	
<p>5. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Belfast City Council Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>	
<p>6. No part of the development hereby permitted shall become operational until all drainage mitigation measures as set out in the submitted Flood Risk Assessment have been constructed and installed in accordance with these details. A report verifying these measures have been installed shall be submitted to the satisfaction of the Local Planning Authority. The mitigation measures shall be permanently retained thereafter and not removed without the prior consent of the Local Planning Authority.</p> <p>Reason: to ensure adequate flood mitigation measures are provided for the site and to protect residential amenity.</p>	

7. The development hereby permitted shall not become operational until the vehicular access has been constructed in accordance with the approved access Drawing No. 29A 'Phase 1 Internal Road Layout' published by Belfast City Council Planning Office on 14 June 2018 and Drawing No. 28A 'Phase 1 Internal Road Layout Long Section' published by Belfast City Council Planning Office on 14 June 2018. The access shall be constructed and marked 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.

8. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 06A 'Office Block C, Basement Plan, Level -01' published by Belfast City Council Planning Office on 14 June 2018 and Drawing No. 07A 'Office Block C, Ground Floor Plan, Level -00' published by Belfast City Council Planning Office on 14 June 2018 and Drawing No. 08A 'Office Block C, Floor Plan, Level 01' published by Belfast City Council Planning Office on 14 June 2018 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

REASON: To ensure that adequate provision has been made for parking and manoeuvring within the site.

9. A minimum of 140 No. cycle parking spaces shall be provided and permanently retained within the development for use by staff and visitors to the development.

REASON: to encourage the use of alternative modes of transport for development users.

10. The development hereby permitted shall operate in accordance with the Travel Plan published by the Belfast City Council Planning Office on 14 June 2018. The Site Operator and tenants will provide their employees with access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads. No variations to the service management plan shall be implemented without the prior consent of the Local Planning Authority in writing.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

11. The development hereby permitted shall operate in accordance with the Service Management Plan contained within the Travel Plan published by the Belfast City Council Planning Office on 14 June 2018. The Service Management Plan will be provided to the Site Operator and tenants as a separate document. No variations to the service management plan shall be implemented without the prior consent of the Local Planning Authority in writing.

REASON: In the interests of road safety and traffic progression.

12. Prior to commencement of development, the applicant must submit to the Planning Service, for review and approval, a Final Construction Environmental Plan with clear arrangements identified to manage: construction noise and vibration; dust and other construction related emissions; materials re-use management and arrangements for monitoring the control of these environmental impacts. The development shall operate in accordance with the agreed arrangements and no variations to the management plan shall be implemented without the prior consent of the Local Planning Authority.

Reason: in the interests of amenity

13. Prior to occupation of any part of the development hereby permitted, the applicant shall provide to the Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the RSK (Ireland) Ltd letter titled: 'Lands at the Former Sirocco Works, Short Strand and adjacent to Bridge End and the river Lagan' (dated 21st May 2018 and referenced: 602059_LRv1) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use (Public Open Space - Parks). 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. The final site layout is as per Office Block C site layout (Figure 2), Office Block C basement (Figure 3) and Office Block C ground floor plan (Figure 4) of the March 2018 RSK Ltd Contaminated Land Risk Assessment Report (Referenced: 602059-2(00));
- b. All above-ground fuel storage tanks and associated pipework present on the site have been removed and decommissioned in accordance with provisions of Guidance for Pollution Prevention GPP2: Above Ground Oil Storage Tanks: and PPG 27: Installation, Decommissioning and Removal of Underground Storage Tanks;
- c. The cover system, as detailed in the RSK letter dated 21st May 2018, referenced: 602059-2(00) has been installed in all proposed landscaped areas. Materials used within this cover system must be adequately proven to be suitable for a Public Open Space (Parks) end-use scenario and have a proven total depth of no less than 500mm.
- d. Documentary validation evidence of the cover system must demonstrate soil sampling of the capping material at a frequency of 1 in every 100m³.
- e. The basement level car park has been designed as per the recommendations outlined in RSK letter dated 21st May 2018, referenced: 602059_LRv1.

Reason: in the interests of public health and amenity

14. Prior to occupation of the proposed development, a Noise Verification Report must be submitted to the Planning Service to demonstrate the following:

- That the proposed glazing and alternative means of ventilation incorporated into the different facades meet the recommended noise reduction values as outlined in the F.R. Mark & Associates Noise Report, dated March 2018.
- That the combined rating level of all plant and equipment (dBLA_{r,T}) must not exceed the existing background sound level during the day and at night at the nearest noise sensitive premises, measured in line with BS4142:2014.

Reasons: in the interests of amenity

15. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition or agreement, is completed in accordance with the approved programme.

16. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of the archaeological remains within the site, for mitigation of the impacts of the development through

excavation recording or by preservation of remains and for the preparation of an archaeological report.

Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

17. No site works of any nature or development shall take place until a fence has been erected around the area indicated on the attached map, on a line to be agreed with the Department's Environment and Heritage Service – Protecting Historic Monuments. No works of any nature or development shall be carried out within the fenced area. No erection of huts or other structures, no storage of building materials, no dumping of spill or topsoil, no disposal of rubbish, no bonfires, nor use, turning or parking of plant or machinery. The fence shall not be removed until the development has been completed.

Reason: To prevent damage to or disturbance of archaeological remains within the application site.

18. No development shall take place until details of the open space and a management scheme for its future maintenance and security has been submitted to and agreed in writing with the Local Planning Authority. The development shall operate in accordance with the agreed details and no variations shall be implemented without the prior consent of the Local Planning Authority.

REASON: To ensure that the open space is appropriately maintained and managed in the interests of public amenity.

19. No part of the development hereby permitted shall become operational until all aircraft safeguarding measures have been installed and are operational and appropriate details verifying that the measures have been installed has been submitted to and agreed the Local Planning Authority.

Reason: To ensure appropriate aircraft safeguarding measures have been provided.

Signature(s)

Date:

ANNEX	
Date Valid	28th February 2018
Date First Advertised	13th April 2018
Date Last Advertised	20th July 2018
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Clyde Court,Belfast,Down,BT5 4TY, The Owner/Occupier, 1 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 1 Strand Mews,Belfast,Down,BT5 4TP, The Owner/Occupier, 1 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 10 Arran Street,Belfast,Down,BT5 4BX, The Owner/Occupier, 10 Clyde Court,Belfast,Down,BT5 4TY, The Owner/Occupier, 10 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 10 Mountpottinger Road,Belfast,Down,BT5 4LG, The Owner/Occupier, 10 Rotterdam Street,Belfast,Down,BT5 4AJ, The Owner/Occupier, 10 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 10 Vulcan Street,Belfast,Down,BT5 4LS, The Owner/Occupier, 11 Bridge End,Belfast,Down,BT5 4AA, The Owner/Occupier, 11 Clyde Court,Belfast,Down,BT5 4TY, The Owner/Occupier, 11 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 11 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 12 Clyde Court,Belfast,Down,BT5 4TY, The Owner/Occupier, 12 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 12 Mountpottinger Road,Belfast,Down,BT5 4LG, The Owner/Occupier, 12 Rotterdam Street,Belfast,Down,BT5 4AJ, The Owner/Occupier, 12 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 12 Vulcan Street,Belfast,Down,BT5 4LS, The Owner/Occupier, 13 Bridge End,Belfast,Down,BT5 4AA, The Owner/Occupier, 13 Clyde Court,Belfast,Down,BT5 4TY, The Owner/Occupier, 13 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 13 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 14 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 14 Mountpottinger Road,Belfast,Down,BT5 4LG, The Owner/Occupier, 14 Rotterdam Street,Belfast,Down,BT5 4AJ, The Owner/Occupier, 14 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 15 Bridge End,Belfast,Down,BT5 4AA, The Owner/Occupier, 15 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 15 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 16 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 16 Rotterdam Street,Belfast,Down,BT5 4AJ, The Owner/Occupier, 16 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 17 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 17 Strand Walk,Belfast,Down,BT5 4TB, The Owner/Occupier, 18 Lough Lea,Belfast,Down,BT5 4PA, The Owner/Occupier, 18 Rotterdam Street,Belfast,Down,BT5 4AJ, The Owner/Occupier, 18 Strand Walk,Belfast,Down,BT5 4TB,</p>	

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 The Owner/Occupier, Apartment 10,21 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 10,25 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 10,25 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 10,27 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 10,37 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 11,21 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 11,25 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 11,25 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 11,27 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 11,37 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 12,21 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 12,25 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 12,25 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 12,27 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 12,37 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 12a,25 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 12a,27 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 13,21 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 13,25 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 13,37 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 14,21 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 14,25 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 14,25 Short Strand,Belfast,Down,BT5 4AS,

The Owner/Occupier, Apartment 8,25 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 8,27 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 8,37 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 9,21 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 9,25 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Apartment 9,25 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 9,27 Short Strand,Belfast,Down,BT5 4AS,
 The Owner/Occupier, Apartment 9,37 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Campbell Mccleave & Co Ltd,35-39 ,Middlepath Street,Belfast,Down,BT5 4BG,
 The Owner/Occupier, Car-Tec Mobile Communications Ltd,22 Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Digital Colour Printing,41-45 ,Middlepath Street,Belfast,Down,BT5 4BG,
 The Owner/Occupier, Gibson & Leeper Ltd,29 Middlepath Street,Belfast,Down,BT5 4BG,
 The Owner/Occupier, Gibson & Leeper Ltd,48-58 ,Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Gibson & Leeper Ltd,7 Dalton Street,Belfast,Down,BT5 4BA,
 The Owner/Occupier, Gilmore Signs,41-45 ,Middlepath Street,Belfast,Down,BT5 4BG,
 The Owner/Occupier, Lagan Search & Rescue,3-5 ,Dalton Street,Belfast,Down,BT5 4BA,
 The Owner/Occupier, Maxol Oil Ltd,62a ,Bridge End,Belfast,Down,BT5 4AE,
 The Owner/Occupier, Translink (Ulsterbus),Translink (Ulsterbus),Short Strand,Belfast,Down,BT5 4BH,
 The Owner/Occupier, Weldcraft Engineering Supplies Ltd,41-45 ,Middlepath Street,Belfast,Down,BT5 4BG,
 The Owner/Occupier, William Ewart Properties,Short Strand,Belfast,Down,BT5 4BL,

Date of Last Neighbour Notification	16th July 2018
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Date of EIA Determination	
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ES Requested	No
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Planning History

Ref ID: Z/2004/0329/F

Proposal: Proposed 4 No. 8 storey office buildings, 98 No. apartments in 4 blocks (6-12 storeys). Alterations to existing road network, landscaping and ancillary works

Address: Howden Sirocco Works, Bridge End, Belfast

Decision:

Decision Date: 18.04.2008

Ref ID: Z/2006/2697

Proposal: Likely to include approx. 1500 apartments, 40 000 sqm of offices (own door and call centre type), 3 to 4 restaurants and 8 to 15 local convenience retail stores.

Other potential uses may include a theatre, a leisure use such as a swimming pool, a

cultural heritage use and a hotel. These uses may change in their scale or type over time.

Address: Sirocco Works, Bridge End, Belfast

Decision:

Decision Date:

Ref ID: Z/2000/2593/F

Proposal: Apartment Development comprising 266 No. units with associated basement and surface level parking and amenity open space

Address: Plots 5 and 8, Sirocco Site; South East quarter of former Howden Sirocco Engineering Works, Short Strand, Belfast

Decision:

Decision Date: 15.01.2003

Ref ID: Z/2007/0909/F

Proposal: To vary Planning Condition 05 of planning permission Z/2000/2593

Address: Plots 5 & 8 Sirocco Site, South East Quarter to former Howden Sirocco Engineering Works, Short Strand, Belfast

Decision:

Decision Date: 13.08.2007

Ref ID: LA04/2017/2532/PAN

Proposal: Outline or hybrid (tbc) planning application for a major mixed use development comprising;

Office (circa 79,500 sq m)

Hotel and serviced Apartments (circa 18,500 sq m) Residential (including private, private rented sector and social/affordable)-circa 750 units

Other uses including local retail & professional service uses (A1/A2), community & cultural facilities (D1), leisure uses (D2) and café/bars.restaurants (sui generis)- circa 12,500 sq m

New pedestrian/cycle bridge over River Lagan Parking (basement and deck)

Moorings in river lagan Areas of public realm, roads and other infrastructural works

Address: Lands at former, Sirocco Works, Short Strand and adjacent to, Bridge End and the River Lagan, Belfast.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2017/0548/DETEI

Proposal: Submission of Environmental impact assessment scoping report

Address: Former Sirocco Works, Short Strand and Adjacent to Bridge End and the river Lagan, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2017/2533/PAN

Proposal: Erection of office building (class B1(a)) comprising circa 25,000 sq m gross floorspace and active ground floor uses including local retail (A1) and cafes/bars/restaurants (sui generis), basement and deck car parking, access, landscaping and associated infrastructural works.

Address: Lands at former Sirocco Works, Short Strand and adjacent to, Bridge End and the River Lagan, Belfast.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2018/0448/F

Proposal: Erection of 13 storey Grade A office building with ground floor and mezzanine café/bar/restaurant uses (sui generis), lobby/reception area, basement and deck car parking, servicing (refuse/recycling/cycle storage/changing facilities), landscaping/public realm works, introduction of temporary pedestrian/cycle access to riverfront, associated access arrangements to Short Strand and Bridge End and other associated infrastructural works

Address: Lands at former Sirocco Works, Short Strand and adjacent to Bridge End and the River Lagan, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2017/0453/PAN

Proposal: Outline planning application for a mixed use development comprising:

- . Office development (circa 69,000 sq m)
- . Leisure including a hotel (circa 375 beds) and an apart-hotel (120 beds)
- . Residential (including private, private rented sector and social/affordable) - circa 815 units
- . Parking (multi-storey, podium and basement)
- . Pedestrian/cycle bridge
- . Local retail, restaurants, bars and cafes
- . New public realm and amenity open spaces
- . Associated internal access roads, landscaping and infrastructure works

The current proposals are illustrated on drawings:

- . Concept Masterplan
- . Primary Use Plan

Address: Lands at former Sirocco Works Short Strand and adjacent to Bridge End and the River Lagan Belfast,

Decision:

Decision Date:

Ref ID: Z/2000/2570/F

Proposal: Retention of existing car park for temporary use as commercial car parking.

Address: Lands on the North-East side of the former Howden Sirocco Works, Bridge End, Belfast

Decision:

Decision Date: 15.03.2001

Ref ID: Z/2003/2725/O

Proposal: Mixed use scheme to include retail development, office buildings, apartments, petrol filling station, car parking, alterations to existing road network, landscaping and ancillary works.

Address: Howden Sirocco Works, Bridge End, Belfast

Decision:

Decision Date: 17.04.2008

Ref ID: Z/2008/0829/F

Proposal: Proposed mixed use development comprising 386 no apartments, residents gym, a supermarket, 1 no retail unit, function room, landscaped private amenity space, landscaped public realm, basement car parking and associated road works.

Address: Former Sirocco Works, Short Strand and adjacent to Bridge End Belfast.

Decision:

Decision Date: 07.10.2011

Ref ID: Z/2008/0830/F

Proposal: Proposed mixed use development comprising 294 no apartments, 4 no. own door office units, 1 no. retail unit, a care home, landscaped private amenity space, landscaped public realm, basement car parking and associated road works.

Address: Former Sirocco Works, Short Strand and adjacent to Bridge End, Belfast.

Decision:

Decision Date: 07.10.2011

Ref ID: Z/2008/0832/F

Proposal: Proposed mixed use development comprising 253 no. apartments, 2 no. own door office units, 4 no. retail units, landscaped private amenity space, landscaped public realm,

basement car parking and associated road works.

Address: Former Sirocco Works, Short Strand and adjacent to Bridge End, Belfast.

Decision:

Decision Date: 07.10.2011

Ref ID: Z/2008/0599/O

Proposal: Proposed major mixed use regeneration project comprising residential development, owndoor offices, an hotel, restaurants, cafes, call centres/research & development uses, assembly and leisure uses, local retail & professional service uses, a supermarket, community and cultural facilities, a care home, areas of public realm, roads and other infrastructural works.

Address: Former Sirocco Works, Short Strand and adjacent to Bridge End and the River Lagan, Belfast

Decision:

Decision Date: 04.03.2011

Ref ID: Z/2008/0396/F

Proposal: Retention of existing car park for temporary use as a commercial car park.

Address: Lands on north east side of the former Howden Sirocco Works, Bridge End, Belfast

Decision:

Decision Date: 10.12.2008

Ref ID: Z/2008/2287/F

Proposal: Proposed 3 Storey marketing suite including 3 sample apartment types, landscaping, Parking and access arrangements.

Address: Former Sirocco Works, Short strand and adjacent to Bridge End, Belfast.

Decision:

Decision Date: 22.12.2011

Ref ID: Z/2000/2178/O

Proposal: Comprehensive Mixed use redevelopment of site including: Dwellings, offices, shops, cafes, bars, restaurant and associated leisure uses, multi storey car park and public and private open space.

Address: Sirocco works, Bridge End, Belfast, BT5 4AG.

Decision:

Decision Date: 13.05.2008

Ref ID: Z/2000/1962/F

Proposal: Operations including: phased demolition of buildings, excavation of soils for bioremediation on-site and replacement following treatment and removal of underground services

Address: Sirocco Works, Bridge End, Belfast, BT5 4AG

Decision:

Decision Date: 23.04.2001

Ref ID: Z/2003/2727/F

Proposal: Proposed retail store, 5No non-food retail units, 6-island petrol filling station, 832 car parking spaces, alterations to existing road network, landscaping and ancillary works

Address: Howden Sirocco Works, Bridge End, Belfast

Decision:

Decision Date: 17.04.2008

Ref ID: Z/2002/2843/F

Proposal: Retention of existing car park for temporary use as commercial car parking.

Address: Lands on the North-East side of the former Howden Sirocco Works, Bridge End, Belfast

Decision:

Decision Date: 23.04.2003

Notification to Department (if relevant) N/A

Date of Notification to Department:

Response of Department: