

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
1	Changes to dates and references to “draft” versions of the Strategy	Various locations within document	To reflect publication and amendment dates following public consultation exercises
2	Reference added to the necessity of better connections with wider East Belfast	Preface, page 4	To reflect comments received as part of the public consultation exercise during summer 2017 which noted the significance of the East Bank to the wider East Belfast area beyond locations immediately adjacent to the study boundary.
3	Aerial photograph annotated to show the location of East Belfast and Lower Newtownards Road and East Belfast	Figure 1, page 6	As above
4	Reference to scheduled chimney and archaeological remains is deleted. Its importance is recognised and emphasised as part of the new Place-making theme incorporated at pages 13 and 14	Column 1, paragraph 2, page 9	To reflect findings of SEA Adoption Report which recommends the strengthening of environmental protection through the inclusion of a fifth place-making theme.
5	Insert references to the Lower Newtownards Road and East Belfast	Column 2, paragraph 3, page 9	To reflect comments received as part of the public consultation exercise during summer 2017 which noted the significance of the East Bank to the wider East Belfast area beyond locations immediately adjacent to the study boundary
6	Reference to the Northern Ireland Architecture and Built Environment Policy deleted. Its importance is recognised under new Place-making theme incorporated at pages 13 and 14	Column 3, paragraph 4, page 9	To reflect findings of SEA Adoption Report which recommends the strengthening of environmental protection through the inclusion of a fifth place-making theme.
7	Insert reference in Vision Statement to importance of connecting with Titanic Quarter	Page 12	To reflect comments received as part of the public consultation exercise during summer 2017 which

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
			noted the significance of connecting East bank with Titanic Quarter in addition to established, surrounding communities
8	Amend introduction to Placemaking theme as follows: “mutually supporting themes underpinned by the need to protect the environment, promote sustainable development, encourage energy efficient design, sustainable urban drainage and low carbon initiatives.	Page 13, introduction to Place-making Themes	To reflect findings of SEA Adoption Report which recommends the strengthening of environmental protection throughout the document.
9	Amend first place-making theme to read as follows: <b>“facilitating the optimum development of key sites.”</b> This is to replace the wording “ <i>maximising the potential of development sites</i> ”.	Page 13	To reflect findings of SEA Adoption Report. Wording in the draft EBDS could lead some to interpret that maximum development in this area is the overriding goal at all costs, even at the expense of the environment.
10	Add reference to housing tenures and types to "Provide a diverse range of residential tenures and types, including a proportion of social and affordable housing along with accessible and wheelchair dwellings units”.	Column 1, bullet point 6, page 13	To reflect comments received as part of the public consultation exercise during summer 2017 from NIHE.  NIHE suggested an indicative proportion of affordable housing (20%) should be sought in residential proposals across East Bank. The inclusion of an indicative target for affordable housing will be considered as part of the imminent public consultation on the LDP Plan Strategy. To avoid predetermining the outcome of further consideration on this issue, it is proposed that the final EBDS does not include a defined percentage for affordable housing at this time. The Council will be in

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
			<p>a position to review this issue following the adoption of the LDP Plan Strategy.</p> <p>In terms of planning applications received before that point, NIHE's input will be sought as a statutory consultee with regard to the appropriate percentage of affordable housing required and negotiated with the applicant during the planning application process.</p>
11	Add reference to facilitating potential moorings for houseboats	Column 2, bullet point 3, page 13	To reflect comments received as part of the public consultation exercise during summer 2017 promoting more activity on the River Lagan.
12	Figure 3, Spatial Framework illustration amended to include a new place-making theme	Figure 3, page 13	To reflect findings of the SEA Adoption Report which recommends the strengthening of environmental protection throughout the document.
13	Amend to incorporate the principles of lifetime homes in public realm design to create balanced and inclusive neighbourhoods	Column 2, bullet point 6, page 14	To reflect comments received as part of the public consultation exercise during summer 2017 from NIHE in support of the creation of balanced and inclusive neighbourhoods. Also responds to comments made in April 2018 as part of the EQIA screening consultation.
14	Include reference to cycle routes in addition to pedestrian first routes	Column 2, bullet point 2 and Figure 4, page 14	To reflect comments received as part of the public consultation exercise during summer 2017 in support of proposed cycling infrastructure in the area
15	<p>Add fifth place-making theme as follows:</p> <p><b><i>Encourage sustainable development and respect the natural and historic environment.</i></b></p>	Page 14	To reflect findings of the SEA Adoption Report which recommends the strengthening of environmental protection throughout the document.

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
	<ul style="list-style-type: none"> <li>• safeguarding against any deterioration in water quality at the Lagan Estuary and Belfast Harbour by reviewing wastewater treatment capacity and, if appropriate, phasing growth.</li> <li>• Protecting against the threat of pollution to marine life in the harbour and birdlife in the designated Special Protection Areas (SPAs) in Belfast Lough by incorporating effective storm drainage management measures such as Sustainable Urban Drainage Systems (SUDS).</li> <li>• Ensuring that potential on-site and adjacent off-site sources of contamination do not pose an unacceptable risk to environmental receptors, notably groundwater, surface water and future site users.</li> <li>• Striking a balance between the desire to energise the waterfront with new development/activities and the requirement to respect the aquatic environment. This chiefly relates to: the protection of biodiversity from noise and disturbance; safeguarding water quality from spillages; and preventing marine litter.</li> <li>• Promoting a modal shift from use of the car to walking, cycling and travel by public transport. This is necessary in order to improve air quality</li> </ul>	Page 14	To reflect findings of the SEA Adoption Report which recommends the strengthening of environmental protection throughout the document

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
	<p>and to reduce noise levels for people living and working in and near this area.</p> <ul style="list-style-type: none"> <li>• Ensuring that the new urban grain proposed for this area acknowledges its industrial heritage.</li> <li>• Emphasising the need for new development to reduce emissions by various means, including use of gas energy, renewable energy (solar panels, biomass, CHP) and heat efficient design in the construction of buildings.</li> </ul>	Page 14	To reflect findings of the SEA Adoption Report which recommends the strengthening of environmental protection throughout the document
16	Reference to the historic environment as an asset of great cultural, social, economic and environmental value deleted but emphasised in the new place-making theme	Column 1, paragraph 1, page 17	To reflect findings of SEA Adoption Report which recommends the strengthening of environmental and cultural protection through the inclusion of a fifth place-making theme
17	Paragraph added to reflect comments from the Rivers Agency in respect of coastal flooding and flood risk	Column 3, paragraph 2, page 17	To reflect comments received as part of the public consultation exercise during summer 2017 from the Rivers Agency
18	Amendment to sixth conceptual diagram to add comments from Translink to state that any proposal to relocate the Titanic Halt rail station will require an early determination i.e. short term (2017 – 2020) in terms of feasibility and value for money	Column 3, Conceptual Diagram “a railway station at the core”, page 19	To reflect comments received from Translink as part of the public consultation exercise during summer 2017. To respond to concerns expressed by community groups and landowners who expressed concern about proposals to re-locate the existing rail halt.

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
19	Paragraph added to state that the East Bank Development strategy requires to be tested with the strategic multi-modal transport model of Belfast to assess the impacts more fully.	Column 3, paragraph 3, page 20	To reflect comments received as part of the public consultation exercise during summer 2017 from TNI
20	Amend legend in Figure 6 to clarify that the grey shaded area is a "potential areas for development"	Figure 6, page 21	To reflect comments received as part of the public consultation exercise during summer 2017 asking for clarification that Figure 6 represents potential development areas rather than defined development proposals
21	Add arrows to identify key access and egress points to potential development areas	Figure 6, page 21	To reflect comments received as part of the public consultation exercise during summer 2017 that Figure 6 legend should be clearer
22	Add annotation to clarify the presence of a cycleway on the Lagan Weir Footbridge	Figure 6, page 21	To reflect comments received as part of the public consultation exercise during summer 2017.
23	Replace the first sentence in paragraph 2 as follows: "The indicative spatial framework plan shown in Figure 7 opposite is illustrative and demonstrates the extent of development opportunities. It illustrates a conceptual approach to how those development opportunities could be realised. It is anticipated that detailed designs will be brought forward by individual developers for sites".	Column 1, paragraph 2, page 22	To reflect comments received as part of the public consultation exercise during summer 2017.
24	Add references to the importance of providing cycle links (in addition to pedestrian links)	Column 2, paragraph 2, page 22	To reflect comments received as part of the public consultation exercise during summer 2017.
25	Amend legend/key to Figure 7 to clarify that the development plot areas shown are illustrative in	Figure 7, page 22	To reflect comments received as part of the public consultation exercise during summer 2017.

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
	terms of site boundaries. Amend title of Figure 7 to read Illustrative Spatial Framework Plan		
26	Insert text to clarify that the strategy will be tested with the strategic multi-modal transport model in the context of the future development of Belfast City Centre as a whole including all currently planned major new developments. The results of the test could be used to confirm the strategy or to optimise and reconfigure elements of the strategy in order to meet objectives shared by Belfast City Council and DfI as Transport Authority	Column 2, page 28	To reflect comments received as part of the public consultation exercise during summer 2017 from TNI (see also No 19 above: expands on TNI comments)
29	Add reference to requirement to undertake SEA and HRA assessments	Include as short term action, page 29	To reflect comments received as part of the public consultation exercise on SEA screening received from NIEA
30	Add reference to the preparation of an animation/meanwhile use strategy to look at short term interventions particularly within public realm and adjacent to the Lagan	Include as short term action, page 29	To reflect comments received as part of the public consultation exercise during summer 2017.
31	Amend the “Making it Happen” to delete references to public consultation and next steps as proposed in summer 2017. Update to include references to City Deal and infrastructure study	Page 32	To reflect status of the document as the finalised version
32	Clarify the timescale for Stage 3 is indicative	Appendix 1, Stage 3, page 38	To reflect comments received as part of the public consultation exercise during summer 2017 from TNI

## APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework

Amendment Reference No	Proposed Amendment	EBDS Page Reference	Reason
33	Clarify the timescale for Stage 4A is indicative	Appendix 1, Stage 4A, page 39	To reflect comments received as part of the public consultation exercise during summer 2017
34	Amend diagram to show anticipated development of the Sirocco site, Bridgend frontage is proposed during an earlier timescale than that originally referenced in the draft strategy	Appendix 1, Stage 4A, page 39	To reflect comments received from major landowners as part of the public consultation exercise during summer 2017
35	Clarify the timescale for Stage 4B is indicative	Appendix 1, Stage 4B, page 40	To reflect comments received as part of the public consultation exercise during summer 2017
36	Include reference in the Urban Design Principles to the importance of green space.	Appendix 3, column 3, paragraph 6, page 49 (Sirocco)  Appendix 3, column 3, paragraph 6, page 51 (Queen's Quay)  Appendix 3, page 53 (Odyssey masterplan)	To reflect comments received from NIHE as part of the public consultation exercise during summer 2017



**APPENDIX 5: Proposed Amendments to Draft East Bank Development Framework**

<b>Amendment Reference No</b>	<b>Proposed Amendment</b>	<b>EBDS Page Reference</b>	<b>Reason</b>
		Appendix 3, column 2, paragraph 4, page 55 (Central Spine sites)	To reflect comments received from NIHE as part of the public consultation exercise during summer 2017