

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12 th March 2019	
Application ID: LA04/2018/2157/F	
Proposal: A new children's hospital and associated infrastructure incorporating the demolition of Bostock House. To include the provision of hard and soft landscaping, an entrance feature at the Falls Road pedestrian access, signage, external lighting and associated site works.	Location: Location of existing Bostock House and part of the land adjacent on the Royal Group of Hospitals site, 274 Grosvenor Road, Belfast, BT12 6BA.
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Belfast Health And Social Care Trust Redevelopment Royal Hospitals Grosvenor Road Belfast BT12 6BA	Agent Name and Address: AECOM The Clarence West Building (10th Floor) 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary: The application seeks full planning permission for a new children's hospital and associated infrastructure incorporating the demolition of Bostock House. To include the provision of hard and soft landscaping, an entrance feature at the Falls Road pedestrian access, signage, external lighting and associated site works.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - Principle of redevelopment - Demolition of Bostock House - Impact on Built Heritage - Scale, Massing and Design - Traffic and Parking - Impact on amenity - Contaminated Land - Drainage and Flooding - Impact on Protected Sites - Pre-application Community Consultation <p>Bostock House makes no material contribution to the character of the area and with the high quality design of the replacement building there is no objection to its demolition. The proposed building is of regional significance, providing a state of the art healthcare facility for children and young people in Northern Ireland. The building will be approximately three times the size of the existing children's hospital and will have increased capacity in terms of the emergency department, theatres, and single bedrooms (enabling parents/ carers to stay overnight).</p> <p>The hospital will be a regional healthcare facility bringing together all the necessary paediatric services required, which are currently located across the existing RVH site, Musgrave Park Hospital, the Mater Hospital and other centres around Belfast.</p>	

Representations

No objections were received.

Consultees & Environmental Matters

Environmental Health – Awaiting formal response. No objections in principle

DAERA– No objection

DFC Historic Environment Division – No objection

DFI Roads – No objection subject to conditions

Rivers Agency – No objection

NI Water - No objection

Shared Environmental Services – Awaiting response

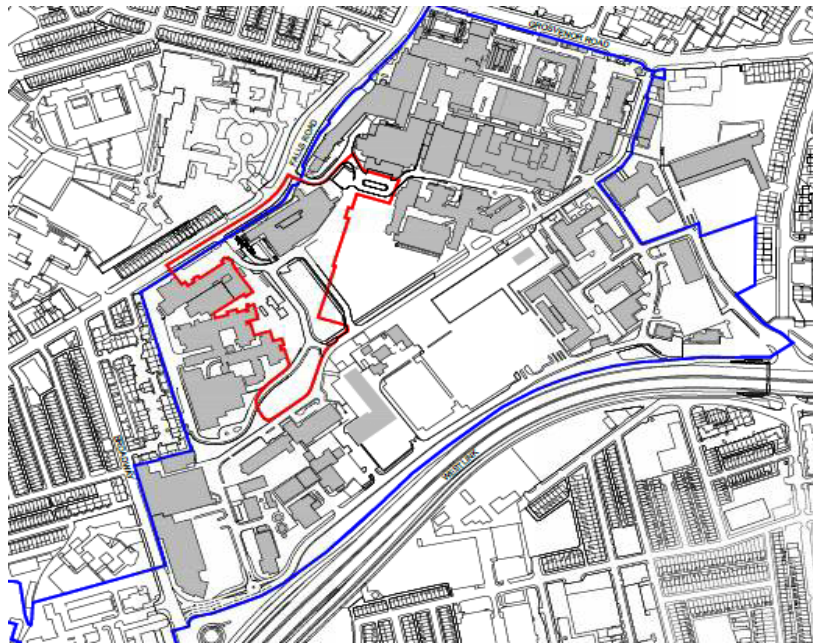
Recommendation

Having had regard to the extant development plan, the draft development plan, relevant planning policies, planning approvals in the area, the demolition of Bostock House and its replacement with a much needed, high quality hospital building of regional significance is found to be acceptable and planning approval is recommended.

In light of an outstanding consultations from Environmental Health and Shared Environmental Services, with issues raised by DFI Roads and Environmental health still to be resolved, Committee is requested to delegate the resolution of outstanding issues and consideration of the final wording of the conditions to the Director of Planning and Building Control.

Case Officer Report

Site Location Plan



Existing



Proposed

1.0	Description of Proposed Development
1.1	A new children's hospital and associated infrastructure incorporating the demolition of Bostock House. To include the provision of hard and soft landscaping, an entrance feature at the Falls Road pedestrian access, signage, external lighting and associated site works.
1.2	The proposed hospital will have a floor area of circa. 54,000 sqm, spread over 10 floors of accommodation, in a split level building, with an additional floor of planting. Services within the building will include a dedicated paediatric Emergency Department which can cater for up to 45,000 patients per year, 11 theatres, a Paediatric Intensive Care Unit, haematology and oncology, a large outpatients department, aseptic suite and over 150 beds. The building is 52m high to the south onto the internal spine road, stepping up to 47m on the Falls (ground floor level of Falls Road is level 3). The top 5m is given over to plant, set approx. 6m back from the Falls Road façade.
1.3	The main entrance to the proposed Children's Hospital is located to the south of the proposed site. A vehicular drop-off point and limited parking spaces, along with cycle parking are located adjacent to the main entrance and are accessed from the spine road.

1.4 1.5 1.6	<p>There is also a landscaped pedestrian route which runs from the Falls Road down to this main entrance. The Falls Road entrance will be gated (closed at 6.30/7.00pm)</p> <p>24no. car parking spaces are included as part of the proposed development. This includes a small car park of 10no. spaces located between the main entrance and the Emergency Department entrance of the proposed hospital building and 4no. standard car parking spaces, 5no. disabled parking spaces and 1no. parent and child parking space. A further 14no. disabled parking spaces are located opposite the proposed service area. Users will also use the existing Children's Hospital Car Park located within the RVH site. 19 covered cycle spaces are proposed.</p> <p>In terms of finishes, a brick-clad plinth forms the base of the building onto the spine road top the south and Falls Road to the north. Undulating, coloured, aluminium fins in front of curtain wall glazing articulate the upper levels of the façade. The main entrance is defined by a projection of the lower plinth.</p> <p>A total of six rooftop terraces have been provided offering varying levels of outdoor amenity space.</p>
2.0 2.1 2.2 2.3 2.4 2.5	<p>Description of Site</p> <p>The Royal Victoria Hospital (RVH) site, which includes the site of the existing Royal Belfast Hospital for Sick Children (RBHSC), is located to the south of the Falls Road in West Belfast and has supported a working hospital since the early 1900s. The Application Site comprises a portion of the wider RVH site, which currently supports Bostock House, in addition to areas of existing associated infrastructure, car parking and additional smaller buildings.</p> <p>The proposal is to be located on the site of the existing Bostock House (approx. 26m high), an 8 storey, flat roofed block in red brick in Flemish bond, constructed in the 1940s to provide accommodation for nurses. The site is located within the wider Royal Group of Hospitals site. There is a significant fall in levels (approx. 8m) from the northern boundary of the site on the Falls Road to the southern boundary along the internal spine road.</p> <p>The existing buildings on the RVH site vary in height from single storey ancillary buildings to the 11 storey critical care building.</p> <p>Generally within the site, clinical buildings are located to the north of the Spine Road with non-clinical support buildings located to the south.</p> <p>There are two publically available car parks on the RVH site, with 97 spaces adjacent to the existing Children's Hospital and 724 spaces located immediately south of the spine road.</p>
Planning Assessment of Policy and other Material Considerations	
3.0 3.1 3.2	<p>Planning History</p> <p>Z/2013/0368/F - Replacement of the existing Royal Jubilee Maternity Unit with new maternity facility to include part demolition of the existing maternity building. Provision of hard and soft landscaping and children's play area. Permission Granted 16/09/13.</p> <p>LA04/2015/0726/F - Demolition of the existing Estates Department building, Sterile Fluids building, sub-station and associated portacabins to facilitate construction of the new Non-Clinical Support building and associated infrastructure. The new building will have a gross floor area of 5937m² and consist primarily of supporting functions for the day to day operation of the RVH estate. These include, hospital administration, meeting and training facilities, storage, workshops, plant, waste storage, staff welfare facilities and a</p>

	service tunnel. Other site works include, hard and soft landscaping, additional car parking provision and a screened delivery/service yard. Permission Granted 19/08/16
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Local Development Plan Strategy (Draft LDP) Public Local Inquiry into Objections to the Belfast Metropolitan Area Plan 2015 Part 2 'Report on Belfast City Council Area'
4.2	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Addendum to Planning Policy Statement 6 – Areas of Townscape Character Planning Policy Statement 13 – Transportation and Land use Planning Policy Statement 15 – (Revised) Planning and Flood Risk
5.0	Statutory Consultees Transport NI – No objection subject to conditions DAERA – No objection subject to conditions Rivers Agency – No objection Belfast City Airport – No objection Shared Environmental Services – Awaiting Response
6.0	Non-Statutory Consultees Environmental Health BCC – Awaiting Response Urban Design Officer – Awaiting Response
7.0	Representations No objections have been received.
8.0	Other Material Considerations The Belfast Agenda
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Principle of redevelopment - Demolition of Bostock House - Impact on Built Heritage - Scale, Massing and Design - Traffic and Parking - Impact on amenity - Contaminated Land - Drainage and Flooding - Impact on Protected Sites - Pre-application Community Consultation
9.2	Principle of Redevelopment Following the recent Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft Belfast Metropolitan Area Plan (Draft BMAP) had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.

9.3	Given the advanced stage that BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the only areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
9.4	<p>Belfast Urban Area Plan (BUAP)</p> <p>The site is located on unzoned whiteland within the development limits of Belfast.</p>
9.5	<p><i>Draft BMAP (2004 and 2014 versions) designations</i></p> <p>In both versions of draft Belfast MAP (2004 and 2015) the site lies within a draft Area of Townscape Character (Designation 042 Falls/ Donegall Road).</p>
9.6	<p><i>Objections to Designations in Draft BMAP</i></p> <p>Objections to Area of Townscape Character Designations and Conservation Area Policy</p> <p>There was an objection received to draft BMAP referring to all ATC designations in Belfast. The report states that whilst the objection stated that that none of the proposed ATCs were justified in whole or in part, no specific arguments were presented that would enable the Planning Appeals Commission (PAC) to further consider the matter.</p>
9.7	<p>There was a specific objection to the Falls/ St. Marys ATC designation from the EHSSB to the inclusion of the northern and western edges of the Royal Hospital Complex within the ATC as the designation may not allow the size and scale of development needed to provide health care facilities. No plan was provided identifying the lands in question and the PAC was thus unable to consider the matter further. The report goes on to state that in any event, the designation of an ATC would not necessarily preclude proposals for larger buildings if material considerations indicated that these were appropriate. The needs of the Health Service would be an important factor in the consideration of a development proposal.</p>
9.8	<p><i>Prematurity to the emerging BMAP and Local Development Plan</i></p> <p>As a result of the aforementioned Judicial Review (para 9.2) the pre-adopted version of BMAP 2015 is an emerging plan. This has led to a scenario where Belfast now has two emerging Area Plans, the draft BMAP and the Draft Local Development Plan Strategy. In light of this any planning decision made at the moment has the potential to be premature to these two emerging plans.</p>
9.9	<p>For example such a course of action would be appropriate where development proposals, either individually or cumulatively:</p> <ul style="list-style-type: none"> - would prejudice the ability of the emerging new or replacement development plan to achieve or retain general conformity with the RDS; or - would prejudice the outcome of the plan process by predetermining decisions that ought properly to be taken following full consideration of the relevant issues in the context of a public inquiry.
9.10	<p>Where a plan is at the draft plan stage but no objections have been lodged to relevant proposals then considerable weight should be attached to those proposals because of the strong possibility that they will be adopted and replace those in the existing plan.</p>
9.11	<p>The Planning Appeals Commission have provided some clarity in terms of the Areas of Townscape Character. Given their stance it is logical to assume that the ATC designation would remain part of any adopted BMAP. The Area of Townscape Character designation must therefore hold considerable weight in this instance. The proposal will be assessed against the relevant planning policy below at 9.15-9.23.</p>

9.12	In terms of the emerging Local Development Plan the argument is more straight forward. Where an LDP is at the consultation stage with no early prospect of submission for examination, then refusal on prematurity grounds would be seldom justified.
9.13	The Principle of the proposed use on what is an established regionally significant healthcare site is acceptable. The principal of the demolition of Bostock House and its redevelopment will be discussed below. It is worth reiterating the stance of the PAC in terms of the ATC designation which affects the site – the designation would not necessarily preclude proposals for larger buildings if material considerations indicated that these were appropriate. Given the undoubted benefits to be brought about by such a regionally significant proposal the principal of a large building on the site is acceptable, subject to the ATC policy consideration below.
9.14	<p>Demolition within an Area of Townscape Character</p> <p>The proposal has been assessed against Policy ATC1 of the Addendum to PPS6. There will be a presumption in favour of retaining any building which makes a positive contribution to the character of an Area of Townscape Character. Where the demolition of an unlisted building in an ATC is proposed the key considerations that will be taken into account are:</p> <ul style="list-style-type: none"> • the contribution of the building to the ATC and the effect of its demolition on the distinctive character of the area; and • whether the quality of proposals for the redevelopment of the site will maintain or enhance the distinctive character of the area.
9.15	The existing building is a functional building of its time. Despite this historic reference it is considered that the building is of limited merit in terms of architectural or historic interest in terms of the distinctive character of the ATC and could be removed subject to adequate replacement. It does perform an urban design role to this curved road. It is therefore desirable that the proposed built form performs a similar role in terms of how it addresses the Falls Road. The merits of the replacement structure will be discussed below at 9.17-9.23 and 9.26-9.31.
9.16	<p>Impact on character and appearance of the Area of Townscape Character</p> <p>The proposal has been assessed against Policy ATC2 of the Addendum to PPS6. The Council will only permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area.</p>
9.17	Bostock House (to be demolished) forms part of a group of modernist buildings that provide a robust sense of enclosure and visual dynamic as they guide the eye along the curve on this section of the Falls Road.
9.18	The character of the area is somewhat mixed in terms of scale and design of buildings with a diversity in streetscape along the Falls Road with the two and three storey terraces of a domestic scale located beside the much larger educational and health care buildings (St. Marys, St. Dominic's and Royal Hospital Buildings)
9.19	Although the site lies within a designated Area of Townscape Character there is no dominant character nor uniformity in design or architecture that signals to the onlooker that they are approaching or within an area with a prevalent built form of a particular era. It is arguable that the Hospital site has a unique character of its own given the scale and clear expression of use exhibited on most of its established buildings.

9.20	The lower facades onto the Falls Road consist of high quality brick with white mortar. This is in keeping with the materials used in the immediate area. The upper floors are clad in anodised aluminium curtain walling, with aluminium fins forming an external veil. These fins gradually change across each façade from light green to dark green, creating a ripple effect and adding interest to the significant form.
9.21	New development in an Area of Townscape Character should not undermine the urban design objective of legibility / promotion of legible environments – i.e. the proposal should not undermine the reading of the area as an area of special architectural and historic interest. Given the clear expression of use, and the way the proposed building addresses the Falls Road, in a similar manner to that of Bostock House, it will certainly maintain the character of the area. And with Bostock House being of modest quality, exhibiting quite a bland institutional character, it's more colourful and architecturally interesting replacement will arguably enhance this section of the ATC.
9.22	The Department will also require that any trees, archaeological or other landscape features which contribute to the distinctive character of the area are protected and integrated in a suitable manner into the design and layout of the development.
	Impact on Built Heritage
9.23	The nearest listed building to the application site is HB26/24/001 St Dominic's Grammar School for Girls, 135-137 Falls Road, Belfast.
9.24	HB26/32/0011 Royal Belfast Hospital for Sick Children, Royal Victoria Hospital, 180-184 Falls Road, Belfast is currently not listed. Historic Environment Division have stated that all listed buildings in the locality are sufficiently removed as to remain unaffected by this application. We there have no remit to comment on the proposals under policy BH11 of PPS6.
	Scale, Massing and Design
9.25	With a building of this nature of the key issues are the overall scale and massing and how it relates to its context. In this case the context is well established with the proposed building replacing a substantial building within a large hospital context on a main arterial route.
9.26	The character of the area is somewhat mixed in terms of scale and design of buildings with a diversity in streetscape along the Falls Road with the two and three storey terraces of a domestic scale located beside the much larger educational and health care buildings (St. Mary's, St. Dominic's and Royal Hospital Buildings)
9.27	The Bostock House Building to be replaced is located within the northern part of the site along the Falls Road frontage.
9.28	The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. Given the proposed scale and massing of the building it is vital that the bulk is broken up to reflect a finer grain, creating a higher quality landmark structure as opposed to domineering feature in the streetscene. This has been achieved through the imposition of external fins which provide a verticality of expression to the main facade onto Falls Road.
9.29	Given that the Falls Road is an arterial route into the city centre it is essential that the Falls Road frontage respects the character of the area and provides a high quality of architecture. The more domestic scale of the terracing along the Falls Road has been acknowledged by the introduction of the bricked plinth at ground floor level which helps form a strong edge to the building. A landscaped area is located on a terraced area on top of this plinth which breaks up what could have potentially been a very dominant and

	<p>imposing façade. An entrance feature now introduces the building to the Falls Road and provides a clear expression of the hospital use – traditionally the function of the building was clearly legible; the projection of the lower plinth helps to lead the eye to the main entrance feature whilst the green coloured fins represent health and well-being. The Falls Road frontage will also be enhanced with a comprehensive lighting strategy to articulate and animate the front of the building. The existing boundary railing is to be retained, apart from a section removed to provide the new entrance feature.</p>
9.30	<p>In terms of the hierarchy of the structure the low level brick plinth and the plant set back from the main shoulder height of the building creates a clear base middle and attic, with the upper plant floor visually subservient.</p>
9.31	<p>The two blocks on either side of the lower plinth and terracing onto Falls Road act as bookmarks and provide an orientation marker sequentially as one move along the Falls Road.</p>
	<p>Traffic and Parking</p>
9.32	<p>The applicant has negotiated directly with DFI Roads in relation to car parking issues. DFI Roads have offered no objection to the principle of the proposed development and are satisfied with the level of visitor/drop off parking and disabled parking adjacent the new building.</p>
9.33	<p>A Travel Plan has been submitted which demonstrates how the Trust aims to reduce dependency on cars to the RVH site by promoting the use of possible alternatives. DFI Roads have stated that the submitted Travel Plan is, effectively, a report and a general ‘plan of action’ rather than a working document and recognise that considerable benefit would be derived from a robust site based Travel Plan that reduces the total number of car trips to and from this site.</p>
9.34	<p>In light of DFI comments The Belfast Health and Social Care Trust has outlined its commitment to developing a site specific travel plan for the site i.e. specifically for the Royal Group of Hospitals site rather than for the all Belfast Trust sites. The BHSCCT have a current Trust Wide Travel Plan available (most recently updated in March 2018). However, a site specific Travel Plan is now considered necessary to more readily measure the effectiveness of on-going schemes and new ones in the future, to encourage sustainable travel to the site. A Framework Travel Plan has been submitted outlining measures to discourage private car use to and from the site and promote and encourage the use of public transport. DFI Roads have agreed with the general principles of this approach to dealing with the limited additional parking proposed. Subsequently a condition will be attached to any approval requiring a finalised Travel Plan is submitted to, and agreed with, DFI Roads at least six (6) months prior to the development becoming operational. This will follow the objectives and principles outlined in the Travel Plan Framework received by Belfast City Council Planning Office on 22 February 2019. The condition is detailed below at 11.10.</p>
9.35	<p>Patient set down/ pickup is provided immediately outside the proposed main entrance at level 02 off the main Spine Road. A turning loop and set down of five spaces is provided on a one-way system. A drawing has been submitted to show the drop-off loop Auto tracked with an estate car, a London taxi, a MPV (multiple person vehicle) and a light van. The Auto tracking shows that the vehicles can manoeuvre around the loop while vehicles are parked in the drop-off lay-by. It should be noted that ambulances will not use this entrance to the building and all these types of vehicles will use the internal spine road between the proposed Children’s Hospital and the Maternity Hospital.</p>

9.36	A small car park with 10 spaces will be accessed through a controlled barrier. This provision includes four standard spaces, five accessible spaces and one parent and child space. There will also be 14 disabled spaces provided outside the Critical Care Building, seven of these are existing, five will be relocated from the service yard and two are new.
9.37	19 covered cycle spaces have been provided near the main entrance of the building.
9.38	The main entrance to the building is located to the south of the site so as to minimise the distance from the main car park and spine road.
9.39	A Belfast Rapid Transit stop is located a short distance from the pedestrian access on Falls Road. The opening times of access gates and doors to the Falls Road have been recently increased to allow easier access to the passing BRT services – 06:00 to 20:00.
	Contamination
9.40	Ground contamination has been detected at the site however according to AECOM the risks to environmental receptors are low, provided no preferential pathways are created by the development through piling or other foundation works.
9.41	DAERA Land & Groundwater Team have no objections to the development provided conditions are placed on any Planning Decision Notice, as detailed below at 11.2-11.4.
9.42	Environmental Health Department have reviewed the Aecom report titled “Combined Phase 1 Preliminary Risk Assessment and Phase 2 Generic Quantitative Risk Assessment Project no: 60471243 July 2018.
9.43	It has been acknowledged that the contaminated land risk assessment report needs updated to include the small oil store and workshops and contractor compounds and that post demolition of the site buildings a post demolition investigation targeting the footprint of the existing building will be carried out. This would require a negative condition for further investigative reports post demolition of Bostock House. This condition is detailed below at 11.5.
	Impact on amenity
9.44	The proposal has also been assessed against paragraphs 4.12 and 4.13 of the SPPS, in terms of potential impact on amenity of adjacent properties.
9.45	In their response, Environmental Health also requested confirmation if the development is to include any substantial combustion processes. WYG have confirmed that all boiler and generator plant associated with proposed Children’s Hospital will be located at the new Energy Centre within the RVH campus.
9.46	Environmental Health also requested that the level of cooking/reheating proposed and details of any proposed ventilation extraction should be confirmed. It has been confirmed that the kitchen is on Level 4. Reheating will mainly take place in this kitchen as the meals are prepared in kitchens located at Knockbracken.
9.47	To provide effective grease and odour treatment from the proposed kitchens and café, it is proposed UV filtration and finally absorption of remaining compounds and odours within ductwork before discharging into atmosphere utilising carbon filters. It is proposed to discharge extracted air via the external louvre on Level 4 plantroom facing the existing Royal Belfast Hospital for Sick Children (RBHSC), circa 9.5m above footpath level.
9.48	To ensure the appropriate odour abatement system is installed prior to occupation a condition will be attached requiring installation of said system as detailed Technical Note

	02, prepared by WYG for Aecom, dated 19 th February 2019. This will suppress and disperse odours created from cooking/reheating operations on the premises. The condition is detailed below at 11.12.
9.49	Another potential impact of introducing a building of this scale is that of dominance and overbearing on adjacent properties.
9.50	The closest residential properties are located approximately 40m North-West of the site on Mulholland Terrace with the Business Units on this row located slightly closer. Although the building is of a significant scale it is not located directly across from these properties, and with the substantial separation distance there should be no significant loss of light experienced.
	Drainage and Flooding
9.51	The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year of 1 in 200 year coastal floodplain. Given the size of the site (greater than 1 Ha) Policy FLD3 of PPS15 requires that a Drainage Assessment (DA) is carried out. A Drainage Assessment was submitted with the application.
9.52	The DA points to the existence of an extensive drainage system within the RVH site comprising of combined drainage sewers with some local surface water drainage network. The proposal will be connected into the existing waste water and surface water drainage systems.
9.53	The proposed site layout shows an increase in the overall level of hardstanding within the site and a significant reduction in permeable area due to the removal of a large grassed landscaped area.
9.54	A Sustainable Urban Drainage System is proposed to reduce post development storm peak flows and attenuate runoff through the following measures: <ul style="list-style-type: none"> - Permeable Paving - Impermeable paving attenuation tank - Tree Pit Attenuation Tanks - Geo-Cellular Attenuation Tank to Store Roof Runoff
9.55	These measures will ensure that the downstream drainage network receives less flow than at present and its hydraulic capacity will be improved.
9.56	DfI Rivers has reviewed the Drainage Assessment revision 02 by AECOM dated August 2018, along with the requested PDE response, and acknowledge that the development proposes betterment on the site from a pre development rate discharge of 190l/s to 25l/s and that NIW water have consented to this discharge into their combined system.
9.57	DfI Rivers, while not being responsible for the preparation of the Draft Drainage Assessment accepts its logic and has no reason to disagree with its conclusions.
	Impact on Protected Sites
9.58	The AECOM report identifies that the Blackstaff River approximately 350m to the southwest of the site is the closest surface watercourse to the site and this flows from south west to north east. The Blackstaff River is a tributary of the River Lagan and Lagan Estuary.
9.59	Shared Environmental Services (SES) advised that the applicant Belfast Health and Social Care Trust is required as a Competent Authority to carry out a Habitats Regulations Assessment (HRA) as required in accordance with Regulation 43 (1) of the

	Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). Shared Environmental Services are currently reviewing a Shadow HRA submitted by the applicant.
9.60	The Shadow HRA lists a total of 4 European sites identified within a 15km radius of the proposed development: Belfast Lough Ramsar Site; Belfast Lough SPA; Belfast Lough Open Water SPA; and East Coast Marine proposed SPA.
9.61	The European and International designated sites listed above share hydrological connectivity with the application site via Clowney Water, which lies approximately 400m to the south-west of the application Site at its closest point, and which discharges into the Blackstaff River. This river discharges into the River Lagan, from where surface waters subsequently flow into Belfast Lough. The Shadow HRA states that:
9.62	it is considered, given the location of the Application Site relative to the European designated sites afforded consideration within this assessment (situated 4.6km or more from the site), that the proposed development would have little potential to give rise to the vast majority of effects identified both within the formal conservation objectives and Natura 2000 standard data forms for the various relevant sites. On this basis it is considered that no direct effects such as habitat loss, disturbance, alteration of coastal processes or recreational or commercial activities within the designated sites would arise as a result of the proposed development.
9.63	Potential effects of the proposed development upon the relevant European designated sites are therefore considered to be limited to hydrological impacts associated with the foul water and sewage disposal measures to be utilised in association with the proposals and potential effects associated with surface water drainage measures, in addition to air quality impacts arising as a result of increased traffic movements along roads in the vicinity of the designated sites.
9.64	It is noted that the proposed development, which lies 400m to the north-east of the nearest watercourse, will, as detailed within the outline Construction Environmental Management Plan produced by AECOM and submitted in support of the planning application, involve the implementation of a range of measures during the construction phase to ensure that the potential for spillage and sedimentation is reduced to the greatest extent possible in line with best practice as set out within NIEA General Guide to the Prevention of Pollution and CIRIA guidance.
9.65	Such measures are to include the timing of works, the use of sediment traps or lagoons, minimal use of stockpiling and the use of appropriate storage for all hazardous contaminants and pollutants within an appropriate compound during the construction. These measures are normal aspects of a major public sector construction contract and would be incorporated into any significant development of this type, whether it be located upstream of a European site or not.
9.66	Shared Environmental Services comments on these points are awaited.
9.67	Pre-application Community Consultation For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.
9.68	Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an

	<p>application for planning permission for the development is to be submitted. A PAN (LA04/2017/2565/PAN) was submitted to the Council on 14th November 2018.</p>
9.69	<p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p>
9.70	<p>A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p>
9.71	<p>Three public drop-in events took place (given the regional significance of the project). The first on 12th December 2017 at Culthurlann McAdam O Fiach, 216 Falls Road, 15th December 2017 at the current Royal Hospital for Sick Children, and on 16th January 2018 at Grosvenor House, 5 Glengall Street.</p>
9.72	<p>A public exhibition was also held at three different venues for eight weeks from January to March 2018, the current Children's Hospital, Shaftsbury Community and Recreation Centre and Falls Road Library.</p>
9.73	<p>Events were advertised in the Andersonstown News, Belfast Telegraph and Irish News on 5th December 2017.</p>
9.74	<p>36 letters were sent to dwellings and businesses in Mulholland Terrace on Falls Road. 20,000 leaflets were distributed to properties Falls, Clonard, Beechmount and Blackstaff electoral wards. The PAN notice was circulated to 60 Councillors, 20 MLAs, 4 MPs, the West Belfast Partnership, South Belfast Partnership and the Capital Planning and Redevelopment Team (Belfast Health and Social Care Trust).</p>
9.75	<p>In summary the pre-application community consultation process involved five types of consultation method: three drop-in sessions, three public exhibitions, letters to adjacent residential/ business properties, workshops and meetings with different sectors and a dedicated website.</p>
9.76	<p>A total of 143 questionnaires were completed. In summary the responses revealed that the majority of the individuals who responded are supportive of the appearance of the Children's Hospital, its pedestrian connections to the surrounding area and feel the proposal will contribute positively to the locality.</p>
9.77	<p>In response to some of the more critical comments a number of changes have been made to the proposal. The design of the landscaped boulevard leading from the Falls Road to the main entrance has evolved in light of some concerns about the lack of openness and a strong presence along the Falls Road. A unique entrance feature has been proposed offering visitors an attractive point of orientation from the Falls Road to the new hospital. The feature will include signage, lighting and gates. A lighting strategy has also been created to provide detail on the lighting of the new entrance and the Falls Road frontage.</p>
9.78	<p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>

10.0	Summary of Recommendation:
10.1	The existing Bostock House building does not make a positive contribution to the character of the Falls/ St. Marys Area of Townscape Character and thus its demolition is acceptable.
10.2	The proposal is for a much needed, high quality hospital building of regional significance bringing together all the necessary paediatric services required, which are currently located across the existing RVH site, Musgrave Park Hospital, the Mater Hospital and other centres around Belfast.
10.3	A Contemporary landmark building has been complimented by a significant level of soft landscaping which creates a boulevard linking the important Falls Road frontage and the main entrance to the building.
11.0	Conditions
11.1	As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit.
11.2	No development or piling work should commence on this site until a piling risk Assessment has been submitted in writing and agreed with the Planning Authority. This Condition only applies if a piling foundation is being used at the site. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" available at http://publications.environmentagency.gov.uk/PDF/SCHO0501BITT-E-E.pdf . Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.3	If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.4	After completing the remediation works under Condition 2 and 3 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives. Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.5	Prior to the commencement of the construction of the proposal the applicant shall provide to the Belfast Planning Service an updated and revised contaminated land risk assessment

	<p>which must be agreed in writing by the Belfast Planning Service and shall include the following:</p> <ul style="list-style-type: none"> • A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any potential sources of contamination, conducted in line with current Environment Agency guidance. • Based on the outcome of this risk assessment, a Remediation Strategy (often referred to as a Phase III) may be required. This Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and no longer pose a potential risk to human health. <p>Reason: Protection of sensitive receptors to ensure the site is suitable for end use.</p>
11.6	<p>Prior to the occupation of the proposed development and in the event that remediation measures have been identified under the above condition the applicant shall submit for approval to the Belfast City Council, a Verification Report. This report must demonstrate that any remediation measures outlined in the contaminated land risk assessments/ remediation strategy have been implemented.</p> <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.</p> <p>Reason: Protection of sensitive receptors to ensure the site is suitable for end use.</p>
11.7	<p>The development shall operate using hard surfaced areas constructed generally in accordance with the approved layout Drawing No. 13 'Proposed Site Plan' published by the Belfast City Council Planning Office on 30 August 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.</p> <p>Reason: To ensure that adequate provision has been made for parking and servicing.</p>
11.8	<p>A minimum of 20 spaces shall be provided and permanently retained for people with a disability, or with special needs, in accordance with the approved plans.</p> <p>Reason: To ensure that adequate provision has been made for parking for people with a disability or with special needs within the site.</p>
11.9	<p>A minimum of 24 No. cycle parking spaces shall be provided, in accordance with the approved plans, for use by visitors to the development.</p> <p>Reason: to encourage the use of alternative modes of transport for development.</p>
11.10	<p>The development hereby permitted will operate in accordance with a Royal Group of Hospitals Travel Plan to be submitted to, and agreed with, DfI Roads at least six (6) months prior to the development becoming operational. This must follow the objectives and principles stated in the Travel Plan Framework received by Belfast City Council Planning Office on 22 February 2019 unless otherwise agreed by DfI Roads.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>

11.11	<p>The development hereby permitted shall operate in accordance with the Servicing Management Plan published by the Belfast City Council Planning Office on 26 October 2018.</p>
	<p>Reason: In the interests of road safety and the convenience of road users.</p>
11.12	<p>Prior to the commencement of operation of the proposed café on level 5 and proposed kitchen on level four proprietary odour abatement systems in line with Technical Note 02, prepared by WYG for Aecom, dated 19th February 2019 shall be installed to suppress and disperse odours created from cooking/reheating operations on the premises. The outlet from the extract ventilation ducting shall discharge at level four.</p>
	<p>Reason: Protection of sensitive receptors to ensure the site is suitable for end use.</p>
	<p>Informatives Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc. requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.</p>
	<p>The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.</p>
	<p>Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH. A monetary deposit will be required to cover works on the public road.</p>
	<p>Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.</p>
	<p>All construction plant and materials shall be stored off the adopted road.</p>
	<p>It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.</p>
	<p>Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.</p>
	<p>In order to reduce the impact of odours and noise generated by the extraction and ventilation system, the applicant should consult relevant industry guidance, such as: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust</p>

	Systems' published by DEFRA (Department for Environment Food and Rural Affairs) in January 2005. Whilst this guidance was recently withdrawn its advice is still relevant.	
12.0	Notification to Department (if relevant) N/A	
13.0	Representations from elected members: None received None	
Neighbour Notification Checked		Yes
Signature(s)		
Date:		

ANNEX	
Date Valid	21st August 2018
Date First Advertised	14th September 2018
Date Last Advertised	14th September 2018
Details of Neighbour Notification (all addresses)	
<p>10 Irwell Court,Belfast,Antrim,BT12 6EZ, 10 Thames Court,Belfast,Antrim,BT12 6EY, 11 Irwell Court,Belfast,Antrim,BT12 6EZ, 11 Thames Court,Belfast,Antrim,BT12 6EY, 12 Irwell Court,Belfast,Antrim,BT12 6EZ, 12 Thames Court,Belfast,Antrim,BT12 6EY, 13 Irwell Court,Belfast,Antrim,BT12 6EZ, 13 Thames Court,Belfast,Antrim,BT12 6EY, 133 Falls Road,Belfast,Antrim,BT12 6AD, 135-137 St Dominics High School,Falls Road,Belfast,Antrim,BT12 6AE, 14 Irwell Court,Belfast,Antrim,BT12 6EZ, 14 Thames Court,Belfast,Antrim,BT12 6EY, 141-143 ,Falls Road,Belfast,Antrim,BT12 6AF, 147 Falls Road,Belfast,Antrim,BT12 6AF, 15 Irwell Court,Belfast,Antrim,BT12 6EZ, 15 Thames Court,Belfast,Antrim,BT12 6EY, 153 Falls Road,Belfast,Antrim,BT12 6AF, 155 Falls Road,Belfast,Antrim,BT12 6AF, 16 Irwell Court,Belfast,Antrim,BT12 6EZ, 16 Thames Court,Belfast,Antrim,BT12 6EY, 161 Falls Road,Belfast,Antrim,BT12 6AF, 163 Falls Road,Belfast,Antrim,BT12 6AF, 165 Falls Road,Belfast,Antrim,BT12 6AF, 17 Irwell Court,Belfast,Antrim,BT12 6EZ, 171 Falls Road,Belfast,Antrim,BT12 6AF, 173 Falls Road,Belfast,Antrim,BT12 6AF, 175 Falls Road,Belfast,Antrim,BT12 6AF, 177 Falls Road,Belfast,Antrim,BT12 6AF, 179 Falls Road,Belfast,Antrim,BT12 6AF, 18 Irwell Court,Belfast,Antrim,BT12 6EZ, 185 Falls Road,Belfast,Antrim,BT12 6AF, 187 Falls Road,Belfast,Antrim,BT12 6AF, 189 Falls Road,Belfast,Antrim,BT12 6AF, 189a ,Falls Road,Belfast,Antrim,BT12 6AF, 4 Thames Street,Belfast,Antrim,BT12 6AP, 40 Thames Street,Belfast,Antrim,BT12 6AP, 6 Thames Street,Belfast,Antrim,BT12 6AP, 7 Irwell Court,Belfast,Antrim,BT12 6EZ, 8 Irwell Court,Belfast,Antrim,BT12 6EZ, 9 Irwell Court,Belfast,Antrim,BT12 6EZ, 9 Thames Court,Belfast,Antrim,BT12 6EY, Chiropody Clinic,139b ,Falls Road,Belfast,Antrim,BT12 6AF, City Of Angels,181 Falls Road,Belfast,Antrim,BT12 6AF, Doctors Surgery,186 Falls Road,Belfast,Antrim,BT12 6AG,</p>	

Doctors Surgery, 2 Thames Street, Belfast, Antrim, BT12 6AP,
 Dominican Chapel, Church & Church Hall, 135-137 St Dominics High School, Falls
 Road, Belfast, Antrim, BT12 6AE,
 Euro Children, 151 Falls Road, Belfast, Antrim, BT12 6AF,
 Failte Restaurant, 145-147 , Falls Road, Belfast, Antrim, BT12 6AF,
 Falls Womens Centre, 149 Falls Road, Belfast, Antrim, BT12 6AF,
 Glornagal, 145 Falls Road, Belfast, Antrim, BT12 6AF,
 James R O'Hara Dental Surgery, 139b , Falls Road, Belfast, Antrim, BT12 6AF,
 Lanthorn Community, 157-159 , Falls Road, Belfast, Antrim, BT12 6AF,
 Lanthorn Community, 157-159 , Falls Road, Belfast, Antrim, BT12 6AF,
 Lanthorn Community, 161 Falls Road, Belfast, Antrim, BT12 6AF,
 Pauls House, 149-151 , Falls Road, Belfast, Antrim, BT12 6AF,
 St Catherine'S Primary School, 133 Falls Road, Belfast, Antrim, BT12 6AD,
 St Mary'S Dominican Convent, Convent, 135-137 St Dominics High School, Falls
 Road, Belfast, Antrim, BT12 6AE,
 Workforce Training Services, 167-169 , Falls Road, Belfast, Antrim, BT12 6AF,

Date of Last Neighbour Notification	11th September 2018
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Date of EIA Determination	30 th October 2017
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ES Requested	No
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Drawing Numbers and Title

1,2, 13-41

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: