

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 12 th November 2019	
Application ID: LA04/2018/1219/F and LA04/2018/1056/LBC	
Proposal: Residential development for the erection of 79 residential units in total, comprising new build apartments ranging from 3-4 stories, inclusive of underground parking, amendments to previously approved conversion and extension/alteration of listed buildings, conversion of listed mortuary, parking, landscaping and associated site works.	Location: Former Belvoir Park Hospital Site, Hospital Road, Belfast, BT8 8JP
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Belvoir Park LLP 14 Holywell Road London EC2A 4JB	Agent Name and Address: Clyde Shanks 5 Oxford Street Belfast BT1 3LA
Executive Summary: The application relates to the former Belvoir Hospital site. The application seeks the conversion of several listed buildings (the former Administration Building, the former Nurse's Accommodation, the former Mortuary and two gate lodges). In addition, there will be a new build element of two apartment blocks in the former Laundry Area portion of the site. The main issues to be considered in this case are; <ul style="list-style-type: none"> • The principle of new build and conversion of the listed buildings to residential use • The principle of demolition of the modern extension to the listed Administration building • The impact on built heritage of the conversions, extension and new build elements of the scheme • The impact on traffic and parking • The impact on amenity • The consideration of site drainage • The impact on human health • The consideration of developer contributions <p>In draft BMAP, the site is located within the Metropolitan Development Limit, the Lagan Valley Area of Outstanding Natural Beauty (AONB), a Committed Housing Site, a Site of Local Nature Conservation Importance (SLINCI), Local Landscape Policy Area (LLPA) and an Area of Mineral Constraint. There are Listed Buildings and an Archaeological Site and Monument within the application site. The site is also adjacent to Lagan Valley Regional Park.</p>	

The site was formerly Belvoir Park Hospital and has been developed over the past few years in phases. Phases 1-3 are complete and this application represents Phase 4. At present there are numerous listed buildings on the site which are becoming further dilapidated and the current application seeks to bring these buildings back into use.

There are various distinct elements of the proposal which in its entirety achieves 79 no residential units, these can be summarised as follows:

- The extension and conversion of the two gate lodges into 2 no residential dwellings
- The extension and conversion of the former Administration Building into 34 no apartments
- The conversion of the former West house/Nurse's Accommodation Building into 7 no apartments
- The conversion of the former Mortuary into 2 no duplex apartments
- The erection of two new build blocks in the former Laundry area comprising 34 no apartments

DFI Roads, Environmental Health, NIEA, DFI Rivers Agency, HED, NIHE and NIW were all consulted in addition to the Urban Design Officer and Tree Officer within Belfast City Council. Their responses are detailed in the main body of the report.

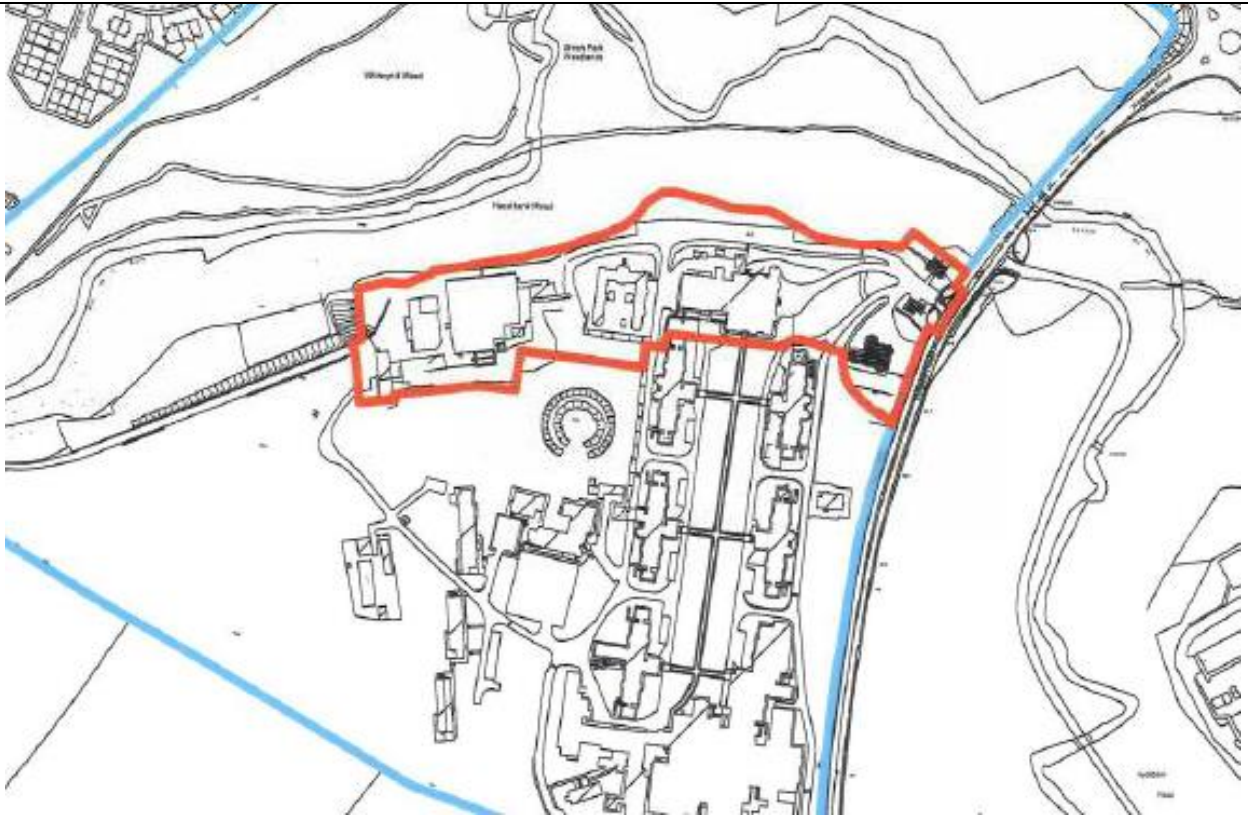
No representations were received.

Having regard to all of the submitted information and reports, consultee responses and representations, it is considered that the proposals meet the policy tests set out in the SPPS and PPS6 to permit the conversions and extensions to the listed buildings. The proposed scheme meets the requirements of PPS7, PPS8 and Creating Places with regards to creating a quality residential environment.

It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission, subject to resolution of the final response from NIEA (Natural Environment Division) and to finalise the landscaping plan and the wording of conditions.

Case Officer Report

Site Location Plan/Elevations



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	This application seeks the conversion and extension of 5 no Grade B2 listed buildings as well two new build apartment blocks to achieve 79 no residential units with associated access, parking and landscaping.
1.2	There are two gate lodges (north and south) which are immediately adjacent to the entrance gates on Hospital Road. The one and two-storey lodges contain many original features although they have been vacant for many years and are in a dilapidated state. The application seeks to restore the buildings, add extensions and create two no residential dwellings with associated parking and landscaping.
1.3	The current three-storey over semi-basement Administration Building with modern extension has similarly been disused for many years. The front elevation comprises a central three-storey gabled 11-bay block with 2-storey end wings. The proposals include demolition and replacement of the extension as well as refurbishment and conversion of the main building into residential use. The feature clock and chimney with the year 1904 inscribed to the front of the building will be retained.
1.4	The former Westhouse Building (three storey to the front and two storey at rear), also known as Nurse's Accommodation, has been vacant for many years and is becoming open to the elements. The building is U-shaped and features curved bays on the front and side elevations. The proposal is to demolish the external stairways and lift shafts and to convert the building into apartments.
1.5	The mortuary building, a small, two-storey rectangular building, is currently disused and dilapidated and the proposals are to convert the building into two duplex apartments.
1.6	None of the buildings in the Laundry portion of the site are listed with the exception of the mortuary and it is proposed to erect two new build apartment buildings whose design is predicated on the character of the listed buildings within the site. These buildings will be 3 and 3.5 storeys and are designed to reflect the built heritage within the site using bay windows, slate roofing and red brick.
2.0	Description of Site and Area
2.1	The wider former Belvoir Hospital site at present comprises three distinct elements – <ul style="list-style-type: none"> 1) Completed new build housing as well as completed conversions of three of the listed pavilions into houses and apartments 2) The latter stages of Phase 3 under construction (low density housing in the form of terraced, semi-detached and detached houses) 3) The as yet undeveloped portion of the site including the buildings detailed in 1.0 above as well as the 3 no listed pavilions which are not yet converted (located to the northern end of the wider former hospital site)
2.2	The complex comprises multiple Edwardian buildings in redbrick with sandstone dressings designed by Young and McKenzie in the late 1800s. The site contains multiple levels rising from the entrance point up to the Administration building and reducing in level toward the rear portion of the site.
2.3	There is a scheduled monument (a Rath) within the site which is of archaeological importance. There is an active TPO (including woodlands and the rath) within the site, as well as new landscaping planted from recent planning approvals within the overall site in the

	last number of years. The mix of old and new trees and landscaping on the site from previous phases contributes to the character, visual amenity offering and promotion of bio-diversity within the site upon the surrounding landscape.
Planning Assessment of Policy and other Material Considerations	
3.0	Relevant Site History
3.1	<p>LA04/2017/2299/PAN Proposal: Proposed residential development for the erection of under 100 residential units in total, comprising new build apartments ranging from 3-5 stories, inclusive of underground parking, amendments to previously approved conversion and extension of listed buildings, demolition of listed mortuary and associated parking, landscaping and associated site works. Address: Phase 4 within the former Belvoir Park Hospital Site, Hospital Road, Belfast, BT8 8JP Decision: PAN Acceptable Decision Date: 13.12.2017</p>
3.2	<p>LA04/2015/0539/F Proposal: Application to vary condition 6 of Y/2009/0462/O to state: None of the residential units in any phase hereby approved shall be occupied until the works to restore the listed and retained building(s) within that phase have been completed in accordance with the plans approved under Y/2009/0461/F or Y/2014/0401/F relevant to the phase in question and written confirmation has been obtained from the Council (Amended Description) Address: Belvoir Park, Hospital Road, Belfast, Decision: Permission Granted Decision Date: 20.06.2017</p>
3.3	<p>Y/2009/0464/LB Proposal: Alterations and extensions to existing buildings and other works within the curtilage of listed structures to facilitate conversion of same to provide 110 dwellings. Proposals include removal of all non-original structures, additions and other accretions to listed and non-listed structures which will include the western extension to the former Administration building and partial removal of external covered walkway. Address: Belvoir Park Hospital , Hospital Road, Belfast BT8 8JP Decision: Consent Granted Decision Date: 25.11.2011</p>
3.4	<p>Y/2009/0462/O Proposal: Site for residential development of 310 dwellings consisting of new build and conversion of existing buildings. To include retention of all listed structures and removal of all non-listed structures, site clearance and associated works. Retention of existing vehicular access point off Hospital Road, plus provision of new vehicular access off Hospital Road. Address: Belvoir Park Hospital, Hospital Road, Belfast, BT08 8JP. Decision: Permission Granted Decision Date: 23.11.2011</p>
3.5	<p>Y/2009/0461/F Proposal: Change of use plus alteration and extension of existing hospital buildings (existing Class C3 use) and other works to facilitate provision of 110 dwellings including removal of all non-original structures, additions and other accretions to existing listed and non-listed structures which will include the western extension to the former Administration Building and partial removal of external covered walkway. Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP Decision: Permission Granted Decision Date: 24.11.2011</p>
3.6	Y/2014/0401/F

3.7	<p>Proposal: Phase 2 development involving: Restoration of listed and unlisted pavilions through change of use and conversion from hospital wards to dwellings, including internal sub-division of buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and walls; removal of glazing to and partial retention of existing covered walkway, amendment to existing car parking areas and existing internal driveways; erection of 9 no. new build dwellings comprising 2 detached, 2 pairs of semi-detached and 3 town houses; amendment to access onto Hospital Road approved under Y/2009/0462/O and landscaping to external areas.</p> <p>Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP, Decision: Permission Granted Decision Date: 10.12.2015</p> <p>Y/2014/0390/LBC</p> <p>Proposal: Phase 2 works to listed pavilion buildings and covered walkway involving: 1. Restoration of listed pavilions through conversion from hospital wards to dwellings, including internal sub-division of buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and walls; and 2. removal of repair and partial reinstatement (without glazing) of existing covered walkway</p> <p>Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP, Decision: Consent Granted Decision Date: 07.01.2016</p>
3.8	<p>Y/2014/0223/RM</p> <p>Proposal: Phase 1 Reserve matters application-decontamination and demolition of buildings 20-27,30 and 12 (excluding observation pavilion), erection of 15 detached and 12 semi-detached (27 total) dwellings, construction of service road from hospital road access (approved under Y/2009/0462/O) and landscaping associated with the development (Amended Plans)</p> <p>Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP, Decision: Permission Granted Decision Date: 06.02.2015</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (Draft BMAP 2015) Draft Belfast Metropolitan Plan 2004</p>
4.2	<p>Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2: Natural Heritage Planning Policy Statement 3: Access, Movement and Parking Planning Policy Statement 6: Planning, Archaeology and the Built Heritage Planning Policy Statement 7: Quality Residential Environments Planning Policy Statement 8: Open Space Planning Policy Statement 15 (Revised): Planning and Flood Risk Creating Places</p>
5.0	<p>Statutory Consultees</p> <p>DFI Roads – road standards within the site are not up to adoptable standards, however conditions recommended on basis that the roads will be privately managed DFI Rivers Agency – no objection NIEA Historic Buildings Unit – no objection subject to conditions NIEA Historic Monuments Unit – no objection NIEA Water Management Unit – issued standing guidance</p>

	<p>NIEA Land, Soil, and Air – no objection subject to conditions NIEA Natural Environment Division – required further clarification regarding a Bat Mitigation Strategy and wildlife corridor which has been provided, awaiting final response NIW – No objections Northern Ireland Housing Executive – advised that there is social housing need in the area particularly for over 55s active elderly</p>
6.0	<p>Non-Statutory Consultees</p> <p>Environmental Health BCC – no objection subject to conditions Urban Design Officer BCC – content that the redesign now addresses the appropriate cues in the immediate environment especially with regards to the listed buildings Tree Officer BCC – content that the landscaping proposals are appropriate subject to condition.</p>
7.0	Representations
7.1	No representations were received.
8.0	<u>ASSESSMENT</u>
8.1	<u>Development Plan</u>
8.1.1	Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
8.1.2	Following the Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan 2001 (BUAP). However, given the stage at which draft BMAP 2015 (dBMAP 2015) had reached pre-adoption through a period of independent examination, the policies within it 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.
8.1.3	Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the main areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
8.1.4	Under the Belfast Urban Area Plan 2001, the site is located within the greenbelt and outside the development limit. Under the dBMAP 2015 (published 2004), the site was brought within the development limit and zoned for housing. A number of planning approvals (see 3.0) were approved on this basis. The proposed development lies within the Metropolitan Development Limit, the Lagan Valley Area of Outstanding Natural Beauty (AONB), a Committed Housing Site, a Site of Local Nature Conservation Importance (SLINCI), Local Landscape Policy Area (LLPA) and an Area of Mineral Constraint. There are Listed Building and an Archaeological Site and Monument within the site. The site is also adjacent to Lagan Valley Regional Park.
8.1.5	The dBMAP 2015 (pub. 2004) identifies criteria for the Committed Housing site Zoning MCH 05/08. The designation is also in the draft 2015 BMAP (published 2014) as MCH 03/04 however this plan also states that sites which are zoned for housing and have extant approval as of 31 July 2011 will not have stipulated key site requirements. There were no

	objections to Zoning MCH 03/04 which coupled with the extant approvals carries significant weight.
8.2	<u>The principle of a residential use in this site</u>
8.2.1	The site is located within the settlement limits of draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below.
8.2.2	Planning history has established the use as housing within the site despite its former healthcare use and this is reflected in both versions of BMAP as the site is designated as a committed housing site. Outline permission was granted in 2009 under Y/2009/0462/O for 310 dwellings. There have been various Reserved Matters and Full applications but none of these covered the buildings in this application (Phase 4).
8.2.3	The principle of residential use is therefore acceptable given the planning history and zonings.
8.3	<u>Design and Layout</u>
8.3.1	Policy QD1 of Planning Policy Statement 7: Quality Residential Environments (PPS7) states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment.
8.3.2	Overall, the layout of the development in this phase is heavily influenced by the location of the listed buildings. The new form elements namely the two apartment blocks in the Laundry portion of the site were influenced by the location of the listed Mortuary. Amendments to these blocks in terms of layout, landscaping, form and materials were agreed as referenced in para 8.5.1 above in order to meet the policy requirements of PPS 7.
8.3.3	The apartments are generously sized ranging from 68.4m sq for the smallest one-bed units, to 181.3 sq metres for the largest, three bed apartment. This is compliant with Policy LC1 of the addendum to PPS 7: Safeguarding the Character of Existing Residential Areas. There is not a directly comparable density within the local area to assess criterion (a) as the site is somewhat remote to other housing areas being adjacent to the countryside. The density was established under an outline approval in 2009 which pre-dates this policy. The proposals meet the requirements of criteria (b) and (c) in that the pattern of development is in keeping with the area and all dwelling units meet, and in most cases exceed, the sizes in Annex A of the policy document.
8.4	<u>Listed Building policy context</u>
8.4.1	Section 91(2) of the Planning (Northern Ireland) Act 2011 states that ' <i>...in considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council or, as the case may be, the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</i> '
8.4.2	The Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS) is a material consideration. The SPPS contains a policy direction reflecting Section 91(2) of the Act. Paragraph 4.26 of the SPPS advises that in assessing proposals, particular weight should be given to the impact of development on existing listed buildings, monuments in state care and scheduled monuments. Paragraphs 6.12-6.13 of the SPPS emphasise the importance of listed buildings as key elements of our built heritage for both their intrinsic value and their contribution to the character and quality of settlements and the countryside. It goes on to say that development involving a change of use or extension may be permitted particularly where it would secure the ongoing viability and upkeep of the building.

8.4.3	This SPPS requires a broadly similar approach to that set out in Policies BH7 (Change of Use of a Listed Building), BH8 (Extension or Alteration of a Listed Building) and BH11 of PPS6 (Development affecting the Setting of a Listed Building) when read in the context of Section 91(2) of the Act. The SPPS advises that until councils have adopted a new Plan Strategy, any conflicts between the SPPS and existing specified retained Planning Policy Statements (including PPS6) are to be resolved in favour of the SPPS
8.5	<u>The principle of conversion and extension of listed buildings</u>
8.5.1	Both the SPPS and PPS 6 support the change of use of a listed building where it secures its upkeep, survival and the character of the building is preserved or enhanced.
8.5.2	In the case of the <u>Westhouse building</u> , there is no proposed extension or significant external alterations. There was however initially an additional duplex unit proposed in the rear courtyard. Both officers and Historic Environment Division: Protecting Historic Buildings (HED) considered this inappropriate in the context of the building and also in terms of residential amenity. Amended proposals were submitted and HED have considered the conversion of this building and requested further details such as photographic surveys and method statements. On receipt of these, HED have no objections.
8.5.3	The <u>Gate Lodge buildings</u> are both proposed for conversion and extension. Some changes were required from HED in terms of retention of original features, reduction of the extensions and method statements and photographic surveys. On receipt of these, HED have no objections to the conversion and extension of these two gate lodges into two dwellings.
8.5.4	The <u>Administration Building</u> is arguably the most imposing building on the site and had previously been extended in a modern fashion. The application seeks to demolish the previous unsympathetic extension and construct a new extension converting into apartments. The proposals initially contained a new extension which was considered unacceptable in terms of scale, massing and impact on the listed building. A number of design and layout changes were made to this following discourse with HED and the Urban Design Officer. The current proposals ensure appropriate form and development whereby the Administration Building remains the main feature with the extension being subservient and where appropriate detailing and materials are correlated with the main building. HED have no objections to the conversion and extension of this building.
8.5.5	The <u>Mortuary building</u> is in a similarly dilapidated state. The application initially sought to demolish this building however the proposals were amended following objections from HED. The building is to be converted into 2 no duplex units. HED has no objections following.
8.5.6	Policy BH7 relates to proposals for a change of use of a Listed Building and applies to all of the buildings above. As the proposals will result in the survival and preservation of character and historic interest of the listed buildings, it is considered that the proposals are compliant with this policy.
8.5.7	Policy BH8 relates to proposals to extend or alter a Listed Building and apply to the proposals for the gate lodges and Administration Building. In both cases, the extensions have been reduced in line with feedback from HED and the Urban Design Officer and the proposals are considered to be acceptable in terms of character, scale, materials and methods.
8.6	<u>Landscaping and Open Space</u>
8.6.1	There is generous open space within the wider development as a whole. The Administration Building provides covered parking with a generous amenity deck above. Whilst external balconies were not seen as appropriate for the building, some units benefit from Juliet balconies. Some units have access to generous private patios in addition to the public open space.

8.6.2	The Westhouse benefits from the courtyard as well as incidental open space around the perimeter of the building.
8.6.3	The Mortuary units and gate lodges benefit from private gardens.
8.6.4	The Laundry apartments have a parking courtyard to the front of the buildings which forms a water feature, seating and parking whilst to the rear there is private open space. Block B has additional space to the side whilst Block A has a large block to the rear.
8.6.5	All of the above units have access to the scheduled Rath in addition to the private and public amenity space provided and overall this meets both PPS7/PPS 8 and Creating Places requirements.
8.6.6	Further information has been requested in terms of detailing for the landscape proposals. The landscaping completed in Phases 1-3 is of a high quality and the Phase 4 proposals are designed to complement the initial phases. Planting of semi-mature trees as well as protection of existing trees and planting is key to the scheme. A negative condition will be placed to ensure appropriate detailing is approved prior to construction.
8.7	<u>Overlooking, overshadowing and privacy</u>
8.7.1	The proposal comprises mostly conversion of existing buildings. The two new buildings are not close enough to any existing properties to cause any issues with regards to light, privacy or dominance. There is also sufficient distance between the two blocks to ensure no overlooking between them. It is considered that the proposal would not result in any unacceptable overlooking, loss of light, overshadowing, loss of outlook or other harmful impacts on adjacent land users.
8.8	<u>Archaeology</u>
8.8.1	The site contains a scheduled monument in the form of a scheduled Rath. HED: Historic Monuments are content that the proposals meet the required policy tests (BH2 and BH4) subject to conditions including protective fencing during construction.
8.9	<u>Traffic, Movement and Parking</u>
8.9.1	Outline approval in 2009 allowed for 310 dwellings across the wider former Belvoir Hospital site. This included 108 dwellings using the northern access which is the subject of this application. As 79 units are being proposed, the density of use has been established as appropriate under the outline approval.
8.9.2	A total of 117.5 spaces are required under PPS 3 Parking Standards and 120 spaces have been provided which has been confirmed as acceptable by DfI Roads.
8.9.3	DFI Roads have advised that the proposed roads do not meet the standards for adoption but acknowledge that the site is an historical site with listed buildings which somewhat hinders the developer's ability to arrange accesses within the site. The developer has indicated that the existing management company which manages communal areas and some unadopted roads within Phases 1-3 will be manage the roads within Phase 4. This will be controlled by condition.
8.10	<u>Ecology and Natural Heritage</u>
8.10.1	NIEA were consulted and noted that insufficient information and details had been provided in regards to bats and badgers on the site. Paragraphs 6.176 and 6.181-6.193 of the SPSS detail the importance of both national and local designations pertaining to natural heritage and protected species. Planning Policy Statement 2: Planning and Nature Conservation (PPS2) contain policy provisions in terms of protected species (NH2 and NH5) and in terms of the Area of Outstanding Natural Beauty (AONB) (NH5).

8.10.2	The landscaping proposals were considered by the Tree Officer who requested further detailing in terms of planting and protected trees.
8.10.3	NIEA: NED responded to the consultation requesting further information regarding bats and badgers on the site. Four months of surveying was required which was submitted in October 2019. NED responded however to state that given the results, a Bat Mitigation Strategy would be required as well as clarification on the landscaping plan that a wildlife corridor would be provided and maintained. This information has been submitted and a further consultation issued however NED have not as yet returned a final response. Delegated authority is requested to resolve this matter.
8.10.4	Lagan Valley Regional Park were consulted regarding the proposals and asked that consideration be given to linking the development to a future Carryduff Greenway being proposed by Lisburn and Castlereagh City Council to improve sustainable connectivity. There are no firm proposals for the greenway at this time and it not considered that this is necessary to make the proposed development acceptable. Notwithstanding, this request has already been relayed to the applicant and their future cooperation would be welcomed.
8.11	<u>Contaminated Land</u>
8.11.1	The application is supported by a Phase 1 contaminated land report. The Environmental Health Service and NIEA Air, Land and Soil has reviewed this information and provided negative conditions which will require submission of a Phase 2 contaminated land report.
8.12	<u>Noise</u>
8.12.1	No issues were raised by Environmental Health with regards to noise.
8.13	<u>Site Drainage/Flood Assessment</u>
8.13.1	DfI Rivers advised that Policies FLD 1, 2, 4 and 5 of PPS15 are not applicable to the site. In terms of Policy FLD3, a Drainage Assessment was submitted and considered and DfI Rivers request that the applicant review the internal drainage design to ensure compliance with the Hydro Break design flows. An informative will be placed on any approval to draw the applicant's attention to this matter.
8.14	<u>Pre-Community Consultation</u>
8.14.1	For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.
8.14.2	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. LA04/2017/2299/PAN was submitted to the Council on 13 th October 2017 and was deemed to be acceptable on 13 th December 2017.
8.14.3	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 (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which includes details of public meetings, stakeholder letters and the public advertisement. Three feedback forms were included in the report which welcomed the reduced density of the housing, requesting a children's play area, welcoming removal of the mortuary and expressing concern regarding traffic. Additionally there were queries as to whether there would be social housing, employability and skills implications. Some of the responses were specific to a Phase 5 PACC and are therefore not relevant to this application.

8.14.4	It is considered that the PACC 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.
8.15	<u>Developer Contributions</u>
8.15.1	Para 5.69 of the SPPS states that “Planning authorities can require developers to bear the costs of work required to facilitate their development proposals”. No requirement was identified which would require a developer contribution.
8.16	<u>Social and Affordable Housing</u>
8.16.1	The Northern Ireland Housing Executive were consulted and they responded to state that there is social housing need in the area particularly for over 55 active elderly residents. This was brought to the attention of the agent and applicant whom responded to say that due to the financial constraints of redeveloping the listed buildings that they would not be in a position to provide a social housing contribution.
8.16.2	At present, there is no policy basis for requiring affordable housing and neither was this required under the original outline application.
8.17	<u>Statutory Consultation</u>
8.17.1	The proposal was first advertised on 15 th June 2018 and most recently for the amended scheme on 28 th June 2019 and neighbours/objectors notified on 12 th June 2018.
8.18	<u>Conclusion</u>
8.18.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission and Listed Building Consent is recommended subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to resolve any matters in relation the outstanding consultation response from NIEA: NED and to finalise the wording of conditions.
11.0	RECOMMENDED CONDITIONS (PROVISIONAL)
11.1	<u>Full application</u>
	1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
	Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
	2. The development hereby permitted shall not commence unless a Detailed Remediation Strategy has been submitted to and approved in writing by the Council. This strategy should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).
	Reason: Protection of environmental receptors to ensure the site is suitable for use.
	3. The development hereby permitted shall not be occupied unless the remediation measures as described in the Detailed Remediation Strategy submitted under Condition 2 have been implemented. The Council must be given 2 weeks written notification prior to the commencement of remediation work.
	Reason: Protection of environmental receptors to ensure the site is suitable for use.

4. The development hereby permitted shall not commence unless all fuel storage tanks (and associated infra-structure) are fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater verified. Should any additional contamination be identified during this process, Conditions 6 and 7 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. No development or piling work shall commence on this site unless a piling risk assessment has been submitted in writing and agreed by the Council. 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://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

Reason: Protection of environmental receptors to ensure the site is suitable for use.

6. If during the development works, new contamination or risks are encountered which have not previously been identified, works must cease and the Council 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, no further works shall be undertaken unless in accordance with a remediation strategy that shall have been submitted to and approved in writing by the Council.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

7. After completing the remediation works under Condition 2, 3, 4 and 6 and prior to occupation of the development, a Verification Report shall be submitted to and agreed in writing by the Council. 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. The Verification Report must fully verify works to address contamination, including waste assessment and classification (in line with Technical Guidance WM3), waste transfer notes and/or hazardous waste consignment notes and verification of appropriate waste disposal (in line with Waste Duty of Care).

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. No development (other than demolition and site clearance) shall be undertaken unless a Quantitative Risk Assessment (often referred to as a Phase II) has been submitted to and approved in writing by the Council. This Quantitative Risk Assessment must incorporate:

- A detailed site investigation in line with British Standard BS 10175:2011+A2:2017. Any ground gas investigations should be conducted in line with BS 8485:2015+A1:2019;
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance.

- In addition, risks associated with ground gases and VOCs should be assessed under the methodology outlined in CIRIA C665 and BS 8576:2013;

Based on the outcome of the risk assessments, a Remedial Strategy (often referred to as a Phase III) may be required by the Council. If found to be necessary, this Strategy must demonstrate how the identified pollutant linkages are to be broken and no longer a pose potential risk to human health. No development (other than demolition and site clearance) shall be undertaken unless the Remedial Strategy has been submitted to and approved in writing by the Council.

Reason: To protect human health and to ensure the site is suitable for the proposed end use.

9. No site works of any nature or development shall take place until a fence has been erected around the area specified, on a line to be agreed with the Council. 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 spoil or topsoil or rubbish, no bonfires, nor any use, turning or parking of plant or machinery shall take place within the fenced area. The fence shall not be removed until the site works and development have been completed.

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

10. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Council (in consultation with Department for Communities – Historic Environment Division) 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 satisfactorily completed.

11. No dwelling shall be occupied unless its weather protected cycle parking has been fully provided in accordance with the approved plans.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

12. No dwelling shall be occupied unless its hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

Pedestrian crossing points including tactile paving shall be provided at all road junctions in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces".

Reason: In the interests of pedestrian safety.

13. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with the approved drawings, prior to the occupation of any other works or other development hereby permitted and permanently retained thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

14. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

15. All soft landscaping works shall be carried out in accordance with the approved details on Drawing Number 18-015 L101, received on 4th November 2019. The works shall be carried out prior to the occupation of the first dwelling unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the character and appearance of the area

16. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by Belfast City Council.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

17. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

18. If roots are accidentally damaged the tree council must be notified and given the opportunity to inspect the damage before it is covered over.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees / hedging.

19. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA.

<p>11.2</p>	<p>20. No development including site clearance works, lopping, topping or felling of trees, shall take place unless a landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, has been submitted to and approved by the Council. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes to the management plan shall be implemented without prior consent of the Council.</p> <p>Reason: To ensure the provision of the amenity afforded by an appropriate landscape design.</p> <p><u>Listed Building application</u></p> <p>1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.</p> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011</p> <p>Detailed conditions relevant to each listed building will be included to cover:</p> <ol style="list-style-type: none"> 2. Listed buildings materials to match existing 3. Sash window details 4. Doors 5. New joinery work 6. External joinery 7. Plumbing and pipes 8. Roof structure and roof lights 9. Decorative and functional features 10. New extension detailing
<p>12.0</p>	<p>Representations from Elected Representatives (if relevant) N/A</p>
<p>13.0</p>	<p>Referral to DfI (if relevant) N/A</p>

ANNEX	
Date Valid	21st May 2018
Date First Advertised	15th June 2018
Date Last Advertised	28th June 2019
Details of Neighbour Notification (all addresses) 2 Haddo Lane, Belfast, Down, BT8 8FU, 25 - 29 Lady Ishbel Avenue, Belfast	
Date of Last Neighbour Notification	6th June 2018
Date of EIA Determination	6th June 2018
ES Requested	No
<p>Site History</p> <p>LA04/2017/2299/PAN Proposal: Proposed residential development for the erection of under 100 residential units in total, comprising new build apartments ranging from 3-5 stories, inclusive of underground parking, amendments to previously approved conversion and extension of listed buildings, demolition of listed mortuary and associated parking, landscaping and associated site works. Address: Phase 4 within the former Belvoir Park Hospital Site, Hospital Road, Belfast, BT8 8JP Decision: PAN Acceptable Decision Date:</p> <p>LA04/2015/0539/F Proposal: Application to vary condition 6 of Y/2009/0462/O to state: None of the residential units in any phase hereby approved shall be occupied until the works to restore the listed and retained building(s) within that phase have been completed in accordance with the plans approved under Y/2009/0461/F or Y/2014/0401/F relevant to the phase in question and written confirmation has been obtained from the Council (Amended Description) Address: Belvoir Park, Hospital Road, Belfast Decision: Permission Granted Decision Date: 20.06.2017</p> <p>Y/2009/0464/LB Proposal: Alterations and extensions to existing buildings and other works within the curtilage of listed structures to facilitate conversion of same to provide 110 dwellings. Proposals include removal of all non-original structures, additions and other accretions to listed and non-listed structures which will include the western extension to the former Administration building and partial removal of external covered walkway. Address: Belvoir Park Hospital , Hospital Road, Belfast BT8 8JP Decision: Consent Granted Decision Date: 25.11.2011</p>	

Y/2009/0462/O

Proposal: Site for residential development of 310 dwellings consisting of new build and conversion of existing buildings. To include retention of all listed structures and removal of all non-listed structures, site clearance and associated works. Retention of existing vehicular access point off Hospital Road, plus provision of new vehicular access off Hospital Road.

Address: Belvoir Park Hospital, Hospital Road, Belfast, BT08 8JP

Decision: Permission Granted

Decision Date: 23.11.2011

Y/2009/0461/F

Proposal: Change of use plus alteration and extension of existing hospital buildings (existing Class C3 use) and other works to facilitate provision of 110 dwellings including removal of all non-original structures, additions and other accretions to existing listed and non-listed structures which will include the western extension to the former Administration Building and partial removal of external covered walkway.

Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP

Decision: Permission Granted

Decision Date: 24.11.2011

Y/2014/0401/F

Proposal: Phase 2 development involving: Restoration of listed and unlisted pavilions through change of use and conversion from hospital wards to dwellings, including internal sub-division of buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and walls; removal of glazing to and partial retention of existing covered walkway, amendment to existing car parking areas and existing internal driveways; erection of 9 no. new build dwellings comprising 2 detached, 2 pairs of semi-detached and 3 town houses; amendment to access onto Hospital Road approved under Y/2009/0462/O and landscaping to external areas.

Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP

Decision: Permission Granted

Decision Date: 10.12.2015

Y/2014/0390/LBC

Proposal: Phase 2 works to listed pavilion buildings and covered walkway involving: 1. Restoration of listed pavilions through conversion from hospital wards to dwellings, including internal sub-division of buildings, removal of non-original features, amendment to external envelope to allow new doorways, minor extension, new external steps, railings and walls; and 2. removal of repair and partial reinstatement (without glazing) of existing covered walkway

Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP

Decision: Consent Granted

Decision Date: 07.01.2016

Y/2014/0223/RM

Proposal: Phase 1 Reserve matters application-decontamination and demolition of buildings 20-27,30 and 12 (excluding observation pavilion), erection of 15 detached and 12 semi-detached (27 total) dwellings, construction of service road from hospital road access (approved under Y/2009/0462/O) and landscaping associated with the development (Amended Plans)

Address: Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP

Decision: Permission Granted

Decision Date: 06.02.2015