

## Development Management Report Committee Application

Summary	
<b>Committee Meeting Date:</b> Tuesday 11 February 2020	
<b>Application ID:</b> LA04/2019/2951/F	
<p><b>Proposal:</b> Vary condition 11 (b) of approval LA04/2016/2385/F to amend the number of sound events exceeded as follows: (b) not exceed the 45dB LAmax for more than 15 sound events between 23:00 and 07:00 hrs within any proposed bedrooms with windows closed and alternative means of ventilation provided in accordance with current building control requirements.</p>	<p><b>Location:</b> 81-107 York Street, Belfast.</p>
<b>Referral Route:</b> Committee – variation of condition to a Major planning permission	
<b>Recommendation:</b>	APPROVAL
<p><b>Applicant Name and Address:</b> LIV Belfast Partners Limited 1st Floor Liberation House Castle Street St Helier Jersey JE1 1GL</p>	<p><b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE</p>
<p><b>Executive Summary:</b></p> <p>The proposal seeks variation of part (b) of condition 11 of an approved scheme (LA04/2016/2385/F, dated 27.06.2017) for purpose built student accommodation comprising 717 beds (report appended). The variation seeks to revise the wording of condition 11 part (b) from <b>(text to be changed in bold)</b>:</p> <p>(b) The entire window system (including frames, seals etc.) and acoustic ventilation have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:</p> <ul style="list-style-type: none"> <li>• Not exceed 40 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</li> <li>• Not exceed 35 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs;</li> <li>• Not exceed 45 dB LAmax for <b>any single sound event</b> between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.</li> </ul> <p>Revised to <b>(text to be changed in bold)</b>:</p>	

- (b) The entire window system (including frames, seals etc.) and acoustic ventilation have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:
- Not exceed 40 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;
  - Not exceed 35 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs **within bedrooms, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;**
  - Not exceed the 45dB LAmax for **more than 15 sound events** between 23:00 and 07:00 hrs within any proposed bedrooms with windows closed and alternative means of ventilation provided in accordance with current building control requirements.

The remaining sections of the condition will be unaltered / as originally drafted.

The purpose of the condition is to ensure adequate sound insulation measures for prospective residents. The “sound events” would be measured during the verification report process which is also required as part of condition 11. The re-wording would result in a less onerous level of verification of sound levels.

Environmental Health has no objections to the revision.

No objections have been received.

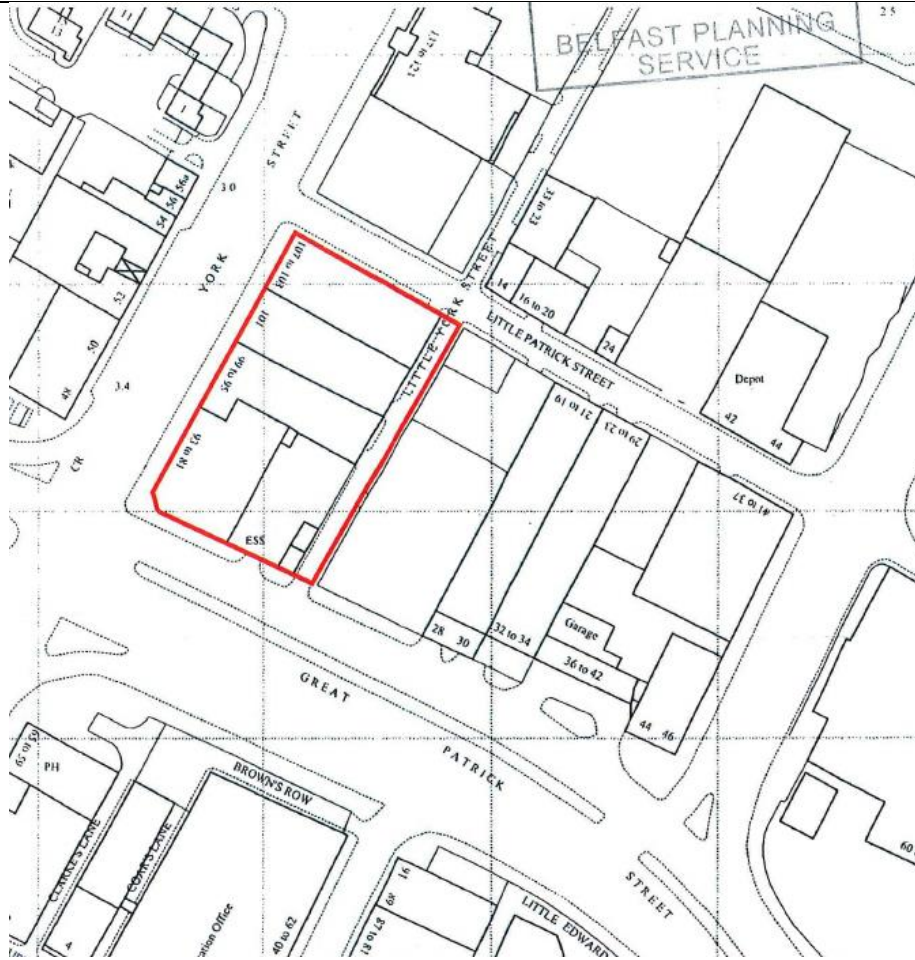
The proposed revision is considered acceptable given the technical response from Environmental Health and given the city centre location of the site. The amenity of prospective residents would therefore be secured to an acceptable level.

Having regard to the policy context, planning history of the site and other material considerations, the proposal is considered acceptable subject to the revised condition and repetition of the other conditions applied to the previous application.

It is recommended that delegated authority is given to the Director of Planning and Building Control to approve the application subject to conditions including repeating the other conditions on the previous consent and completion of an updated Section 76 planning agreement.

## Case Officer Report

### Site Location Plan



**Consultations:**

Consultation Type	Consultee	Response
Non-Statutory	Env Health Belfast City Council	No objections

**Representations:**

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

**Characteristics of the Site and Area**

1.0	<p>Description of Proposed Development</p> <p>Vary condition 11 (b) of approval LA04/2016/2385/F to amend the number of sound events exceeded as follows:                      (b) not exceed the 45dB L<sub>max</sub> for <b>more than 15 sound events</b> between 23:00 and 07:00 hrs within any proposed bedrooms with windows closed and alternative means of ventilation provided in accordance with current building control requirements.</p>
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	<p>The current condition limits this to no more than a single event.</p> <p>Description of LA04/2016/2385/F:</p> <p>Amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with shared communal areas, 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision. The development also includes a landscaped courtyard, plant and storage areas, car parking, and cycle provision.</p>
2.0	<p>Description of Site</p> <p>The site abuts York Street and Little Patrick Street and originally comprised a surface level car park and a 5 storey building known as Philip House. On the opposite side of the road is a residential housing area. The site is now a construction site with works being carried out to implement permission LA04/2016/2385/F.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p>Planning History</p> <p>LA04/2016/2385/F: Amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with shared communal areas, 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision. Address: 81-107 York Street, Belfast, BT15 1AB, Decision: Permission Granted Decision Date: 26.06.2017</p> <p>Ref ID: Z/2015/0138/F Proposal: Demolition of existing buildings and erection of a building ranging in height from 11 to 14 No. storeys (37m X 43m) for managed student accommodation, comprising 590 No. ensuite double bedrooms with shared communal areas and kitchens and 92 studios; 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision. Address: 81-107 York Street, Belfast, BT15 1AB, Decision: Permission Granted Decision Date: 28.06.2016</p> <p>Surrounding Area:</p> <p>Z/2014/1657/F Erection of 11 storey building (34.5m high) comprising a retail unit at ground floor level, 475 managed student accommodation (with communal living rooms kitchen), associated reception/office facility, other ancillary accommodation including landscaped courtyard, plant and storage areas, car parking and cycle provision. Address: 28-30 Great Patrick Street. Decision: Permission Granted Decision Date: 20.05.2016</p>

	<p>Z/2015/0177/F Demolition of the existing building and erection of a 12 storey mixed use building with a ground floor retail unit, 407 managed student accommodation rooms (with communal living rooms, kitchens), associated reception/office facility, gym other ancillary accommodation above. The development also includes a landscaped courtyard, plant and storage areas, car parking, cycle provision and solar PV array. Address:123-137 York Street Decision: Permission Granted Decision Date: 04.07.2016</p> <p>Z/2014/0479/O Demolition of existing building and construction of new multi storey building with retail units at ground floor and purpose built student accommodation Address: 48 - 52 York Street Decision: Permission Granted Decision Date 23rd March 2015.</p> <p>LA04/2015/0716/F Erection of a 11 storey building for managed 354 student accommodation studios with shared communal areas; external courtyard; other ancillary accommodation including a reception/management suite and communal areas; plants and storage areas; cycle provision. 26-44 Little Patrick Street Decision: Permission Granted Decision Date: 17.10.2016</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p>Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2004 Draft Belfast Metropolitan Area Plan 2015 House in Multiple Occupancy Subject Plan 2015 HMO 7- Large Scale Purpose Built Student Accommodation Developer Contribution Framework 2020</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3: Access Movement and Parking Planning Policy Statement 7: Quality Residential Environments Planning Policy Statement 13:Transportation and Land Use Planning Policy Statement 15: Planning and Flood Risk</p>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	N/A
<b>6.0</b>	<b>Non-Statutory Consultee Responses</b>
	Environmental Health - No Objections subject to conditions
<b>7.0</b>	<b>Representations</b>
	The application has been neighbour notified and advertised in the local press. No letters of objection have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Planning and Place Advice Note: Purpose Built Managed Student Accommodation

8.2	BELFAST: A LEARNING CITY A framework for student housing and purpose built student accommodation
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>• Impact on amenity;</li> </ul> <p><u>Policy context</u></p>
9.2	<p>The Strategic Planning Policy Statement (SPPS) sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3 and PPS7 remain applicable under ‘transitional arrangements’.</p>
9.3	<p>Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material consideration indicate otherwise.</p>
9.4	<p>The adoption of the Belfast Metropolitan Area Plan (BMAP) in 2014 was declared unlawful as a result of a judgment in the court of appeal delivered on 18 May 2017. This means the Belfast Urban Area Plan 2001 (BUAP) and the other Development Plans provides the statutory plan context for the area.</p>
9.5	<p>Draft BMAP 2015 (dBMAP 2015), in its most recent, post-examination form remains a significant material consideration when making planning decisions. It was at the most advanced stage possible prior to formal adoption. However, in assessing this planning application, regard is also had to the provisions of the draft BMAP which was published in 2004 (dBMAP 2004); objections which were raised as part of the plan process; and the Planning Appeals Commission Inquiry report.</p>
9.6	<p>Due to the nature of the proposal the House of Multiple Occupation (HMO) subject plan is also a significant policy consideration.</p> <p><u>Principle of proposed development</u></p>
9.7	<p>The principle of student accommodation has been approved at this site. The application seeks to vary a condition attached to that approval relating to noise impacts on prospective residents and verification of mitigation measures provided.</p> <p><u>Noise</u></p>
9.8	<p>In considering the previous application, through the consultation process it was established that the development site is located in an area subject to high level of background noise, the site being next to two busy roads (York Street and Great Patrick Street). Consequently a Noise Report was submitted by the applicant which proposed various mitigation measures to overcome excessive noise. This adequately addressed concerns and was subject to a planning condition any approval to ensure that a noise verification report is submitted in line with Belfast City Council EPU's recommendations.</p>

9.9	<p><u>Condition 11 as approved reads as follows:</u></p> <p>Prior to occupation of the proposed development, the applicant must submit, to the Belfast Planning Service for approval, a Noise Verification Report (VR) which demonstrates that:</p> <p>(a) Glazing to be installed in the three outward facing facades and the internal courtyard facade of the proposed building have been installed as per figure B of the submitted LA Noise Impact Assessment, dated February 2015 referenced MRL/0965/L01;</p> <p>(b) The entire window system (including frames, seals etc.) and acoustic ventilation have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:</p> <ul style="list-style-type: none"> <li>• Not exceed 40 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</li> <li>• Not exceed 35 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs;</li> <li>• Not exceed 45 dB LAmax for any single sound event between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.</li> </ul> <p>(c) the combined rating level from building plant services does not exceed the background sound level (for both day or night) at the nearest residential unit as assessed in accordance with BS4142:2014;</p> <p>(d) The proposed floor / ceiling / wall constructions between plant room, gym, retail, common room/social seating areas and student accommodation have been constructed as per recommended section 3.4 of the LA Noise Impact Assessment, referenced MRL/0965/L01 and are capable of providing a sound reduction of at least 60 dB Dw so that suitable internal noise levels within student accommodation can be achieved as per recognised guidance.</p> <p>(e) That an impact resilient layer is incorporated into the floor build up in the gym.</p>
9.10	<p>Environmental Health have been consulted on the proposed variation. They have no objection to the variation of condition 11(b) with respect to the number of exceedances of 45dB LA max to not exceed the 45dB LAmax for more than 15 sound events between 23:00 and 07:00 hrs within any proposed bedrooms with windows closed and alternative means of ventilation provided in accordance with current requirements. This would result in a less onerous level / greater flexibility in the number of permitted occurrences where 45db would be exceeded during the night time period. This is considered reasonable in this locality.</p>
9.11	<p>Environmental Health also advise that condition 11 (b) is amended with respect to the 35dB LAeq limit specified for the night time period 23:00 and 07:00. This level should only apply to bedrooms during this time period. This section therefore also requires amendment to include reference to bedrooms.</p>
9.12	<p>The revised condition should therefore read as follows (<b>revisions in bold</b>):</p> <p>Prior to occupation of the proposed development, the applicant must submit, to the Belfast Planning Service for approval, a Noise Verification Report (VR) which demonstrates that:</p> <p>(a) Glazing to be installed in the three outward facing facades and the internal courtyard facade of the proposed building have been installed as per figure B of the submitted LA Noise Impact Assessment, dated February 2015 referenced MRL/0965/L01;</p> <p>(b) The entire window system (including frames, seals etc.) and acoustic ventilation have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:</p>

<p>9.13</p> <p>9.14</p>	<ul style="list-style-type: none"> <li>• not exceed 40 dB laeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</li> <li>• not exceed 35 dB laeq,8hr at any time between the hours of 23:00hrs and 07:00hrs <b>within bedrooms, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.</b></li> <li>• not exceed 45 dB LAmax for <b>more than 15 sound events</b> between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.</li> </ul> <p>(c) the combined rating level from building plant services does not exceed the background sound level (for both day or night) at the nearest residential unit as assessed in accordance with BS4142:2014;</p> <p>(d) The proposed floor / ceiling / wall constructions between plant room, gym, retail, common room/social seating areas and student accommodation have been constructed as per recommended section 3.4 of the LA Noise Impact Assessment, referenced MRL/0965/L01 and are capable of providing a sound reduction of at least 60 dB Dw so that suitable internal noise levels within student accommodation can be achieved as per recognised guidance.</p> <p>(e) That an impact resilient layer is incorporated into the floor build up in the gym.</p> <p>Reason: in the interests of amenity.</p> <p>Approval of a variation of condition application creates a new standalone planning permission. It is therefore necessary to repeat all the other conditions from the previous planning permission.</p> <p>The previous planning permission was subject to a Section 76 planning agreement which secured £361,654 towards public realm improvements. These monies have been paid and therefore it is not necessary to require additional monetary contributions because that planning obligation has already been fulfilled. The planning agreement did, however, include other clauses relating to management of the property and accordingly a new agreement will be necessary.</p>
<p><b>10.0</b></p>	<p><b>Summary of Recommendation:</b> Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not cause demonstrable harm to the interests of acknowledged importance. It is recommended that delegated authority is given to the Director of Planning and Building Control to approve the application subject to conditions including repeating the other conditions on the previous consent and completing an updated Section 76 planning agreement.</p>
<p>Recommended conditions:</p> <p>11 (b) Prior to occupation of the proposed development, the applicant must submit, to the Belfast Planning Service for approval, a Noise Verification Report (VR) which demonstrates that:</p>	



(a) Glazing to be installed in the three outward facing facades and the internal courtyard facade of the proposed building have been installed as per figure B of the submitted LA Noise Impact Assessment, dated February 2015 referenced MRL/0965/L01;

(b) The entire window system (including frames, seals etc.) and acoustic ventilation have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:

- not exceed 40 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;
- not exceed 35 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within bedrooms, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.
- not exceed 45 dB LAm<sub>ax</sub> for more than 15 sound events between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

(c) the combined rating level from building plant services does not exceed the background sound level (for both day or night) at the nearest residential unit as assessed in accordance with BS4142:2014;

(d) The proposed floor / ceiling / wall constructions between plant room, gym, retail, common room/social seating areas and student accommodation have been constructed as per recommended section 3.4 of the LA Noise Impact Assessment, referenced MRL/0965/L01 and are capable of providing a sound reduction of at least 60 dB Dw so that suitable internal noise levels within student accommodation can be achieved as per recognised guidance.

(e) That an impact resilient layer is incorporated into the floor build up in the gym.

Reason: in the interests of amenity.

All other conditions from the previous permission LA04/2016/2385/F also to be repeated.

<b>ANNEX</b>	
<b>Date Valid</b>	19th December 2019
<b>Date First Advertised</b>	3rd January 2020
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b>	
The Owner/Occupier, 1 Lancaster Street,Belfast,Antrim,BT15 1EZ	
The Owner/Occupier, 1,48a Frederick House,York Street,Belfast,Antrim,BT15 1AS	
The Owner/Occupier, 1-51 ,York Street,Belfast,Antrim,BT15 1ED	
The Owner/Occupier, 101 York Street,Belfast,Antrim,BT15 1AB	
The Owner/Occupier, 123 York Street,Belfast,Antrim,BT15 1AB	
The Owner/Occupier, 14 Little Patrick Street,Belfast,Antrim,BT15 1BA	
The Owner/Occupier, 16-20 ,Little Patrick Street,Belfast,Antrim,BT15 1BA	
The Owner/Occupier, 2 Curtis Street,Belfast,Antrim,BT1 2ND	
The Owner/Occupier, 2,48a Frederick House,York Street,Belfast,Antrim,BT15 1AS	
The Owner/Occupier, 2-24 ,York Street,Belfast,Antrim,BT15 1AP	
The Owner/Occupier, 20 Great Patrick Street,Belfast,Antrim,BT1 2LT	
The Owner/Occupier, 23-33 ,Little York Street,Belfast,Antrim,	
The Owner/Occupier, 2nd & 3rd Floor,81-93 Magnet House,York Street,Belfast,Antrim,BT15	
The Owner/Occupier, 3 Lancaster Street,Belfast,Antrim,BT15 1EZ	
The Owner/Occupier, 4-6 ,Curtis Street,Belfast,Antrim,BT1 2ND	
The Owner/Occupier, 40 Academy Street,Belfast,Antrim,BT1 2NQ	
The Owner/Occupier, 48-50 ,York Street,Belfast,Antrim,BT15 1AS	
The Owner/Occupier, 48d ,York Street,Belfast,Antrim,BT15 1AS	
The Owner/Occupier, 5 Lancaster Street,Belfast,Antrim,BT15 1EZ	
The Owner/Occupier, 53-65 ,York Street,Belfast,Antrim,BT15 1AA	
The Owner/Occupier, 81-99 Magnet House,York Street,Belfast,Antrim,BT15 1AB	
The Owner/Occupier, Curtis Street,Belfast,Antrim,	
The Owner/Occupier, First Floor,20-24 Interpoint,York Street,Belfast,Antrim,BT15 1AQ	
The Owner/Occupier, Ground & 1st Floor,81-93 Magnet House,York Street,Belfast,	
The Owner/Occupier, Ground Floor,20-24 Interpoint,York Street,Belfast,Antrim,BT15 1AQ	
The Owner/Occupier, Second Floor,20-24 Interpoint,York Street,Belfast,Antrim,BT15 1AQ	
The Owner/Occupier, Second Floor,20-24 Interpoint,York Street,Belfast,Antrim,BT15 1AQ	
The Owner/Occupier, Units 52 York Street,Belfast,Antrim,BT15 1AS	
The Owner/Occupier, Young Business Centre,103 York Street,Belfast,Antrim,BT15 1AB	
<b>Date of Last Neighbour Notification</b>	9th January 2020
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Planning History</b>	
Ref ID: LA04/2016/2385/F	
Proposal: Amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with shared communal areas, 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision.	

Address: 81-107 York Street, Belfast,  
Decision: PG  
Decision Date: 27.06.2017

Ref ID: LA04/2018/0033/DC  
Proposal: Discharge of condition LA04/2016/2385/F  
Address: 81-107 York Street, Belfast,  
Decision: RL  
Decision Date:

Ref ID: LA04/2018/0074/DC  
Proposal: Discharge planning condition 13 of LA04/2016/2385/F relating to archaeological programme of works  
Address: 81-107 York Street, Belfast,  
Decision: WITHDR  
Decision Date: 19.02.2018

Ref ID: LA04/2017/2777/DC  
Proposal: Discharge of condition 9 relating to Piling Risk Assessments of LA04/2016/2385/F  
Address: 81-107 York Street, Belfast,  
Decision: RL  
Decision Date:

Ref ID: LA04/2016/2312/DC  
Proposal: Discharge of condition 7 (submission of piling risk assessment) of Planning Approval Z/2014/1657/F  
Address: Site at 28-30 Great Patrick Street, Belfast, BT1 2LT,  
Decision: AL  
Decision Date:

Ref ID: LA04/2016/2288/NMC  
Proposal: Non-material change following Grant of Planning Permission (Z/2014/1657/F)  
Address: 28-30 Great Patrick Street, Belfast, BT1 2LT,  
Decision: CG  
Decision Date:

Ref ID: LA04/2016/2310/DC  
Proposal: Discharge of (Condition 3 relating to landscaping) pre commencement planning condition.  
Address: Site at, 28-30 Great Patrick Street, Belfast, BT1 2LT,  
Decision: AL  
Decision Date:

Ref ID: LA04/2016/2272/DC  
Proposal: Discharge of Condition 2 (samples of external materials) pre-commencement conditions of approval Z/2014/1657/F  
Address: 28-30 Great Patrick Street, Belfast, BT1 2LT,  
Decision: AL

Decision Date:

Ref ID: LA04/2017/0167/DC

Proposal: Discharge of condition 2 request of Z/2014/1657/F

Address: Site at, 28-30 Great Patrick Street, Belfast, BT1 2LT,

Decision: AL

Decision Date:

Ref ID: LA04/2017/2528/DC

Proposal: Discharge of condition 2 Z/2014/1657/F relating to materials on Gable Elevation

Address: Site at, 28-30 Great Patrick Street, Belfast, BT1 2LT,

Decision: AL

Decision Date:

Ref ID: LA04/2018/0812/F

Proposal: Proposed change of use of ground floor plant area into additional retail floor area

Address: 28-30 Great Patrick Street, Belfast, BT1 2LT,

Decision: PG

Decision Date: 12.06.2018

Ref ID: LA04/2016/1213/RM

Proposal: Demolition of existing buildings and erection of 11 storey building comprising of 3 no. ground floor retail units, 307 studios for use as purpose built managed student accommodation with associated communal and amenity facilities, including gym and all associated site and access works.

Address: 48-52 York Street, Belfast, BT15 1AS,

Decision: PG

Decision Date: 02.10.2017

Ref ID: Z/2007/0194/F

Proposal: Demolition of existing buildings and construction of new 11 storey office building (Amended scheme)

Address: 101-107 York Street, Belfast, BT15 1AB

Decision:

Decision Date: 14.01.2009

Ref ID: Z/2013/1122/F

Proposal: To vary conditions 3, 4, 7, 12, 14, 15, 16, 17, 18, 19, 20, & 27 and remove conditions 23, 24, 25, 26, 28, 29, 30, & 31 included on the decision notice for the approved University of Ulster Greater Belfast development (Z/2012/0361/F). (Conditions 1, 2, 5, 6, 8, 10, 11, 13, 21, 22, 32 and 33 are to remain unchanged)

Address: Proposed Greater Belfast Development, York Street/Donagall Street/Frederick Street, Belfast,

Decision: PG

Decision Date: 13.10.2014

Ref ID: LA04/2018/2063/DC

Proposal: Discharge of condition 6 of Z/2014/1657/F relating to submission of a noise verification report.

Address: 28-30 Great Patrick Street, Belfast, BT1 2LT.,

Decision: RL

Decision Date:

Ref ID: LA04/2019/2320/DC

Proposal: Discharge of condition 5 Z/2013/1122/F

Address: Greater Belfast Development, York Street/Donagall Street/Frederick Street, Belfast.,

Decision:

Decision Date:

Ref ID: LA04/2019/2303/NMC

Proposal: Proposed alteration to window alignment to suit new internal layout and changed room sizes; alteration to window configuration to internal courtyard elevations; general rearrangement of internal layout of common areas at ground and first floor; and additional plant room space to accommodate sprinkler storage tanks.

Address: 81-107 York Street, Belfast.,

Decision:

Decision Date:

Ref ID: LA04/2019/2643/DC

Proposal: Discharge of condition no. 9 of LA04/2016/1213/RM

Address: 48-52 York Street, Belfast, BT15 1AS,

Decision:

Decision Date:

Ref ID: LA04/2019/2645/DC

Proposal: Discharge of condition 5 - LA04/2016/1213/RM (Archaeological Programme of Works)

Address: 48-52 York Street, Belfast, BT15 1AS,

Decision: RL

Decision Date:

Ref ID: Z/2012/0361/F

Proposal: New university campus in Belfast City Centre. Development of 3 no. new buildings (Block A, Block B and Block C) with total floor area (gross external) of 85736 sqm. The maximum height of the buildings is 12 storeys at corner of Frederick Street and York Street. The development will be characterised by 2 no. lantern features at the corners of York Street and Donagall Street and York Street and Great Patrick Street. Public realm improvements to York Lane and in proximity to university buildings. Demolition of existing footbridge and development of new footbridge over York Street. Minor works to the existing Block 82 external facades. (Further Environmental Information received)

Address: Metropole, Orpheus, Interpoint, York House, Playboard and Block 82, York Street / Frederick Street / Great Patrick Street, Belfast, BT15 1ED,

Decision: PG

Decision Date: 20.05.2013

Ref ID: LA04/2019/1075/DC

Proposal: Discharge of condition no. 13 of LA04/2016/2385/F

Address: 81-107 York Street, Belfast.,  
Decision: AL  
Decision Date:

Ref ID: LA04/2019/1108/DC  
Proposal: Discharge of conditions 2 & 3 LA04/2016/2385/F  
Address: 81-107 York Street, Belfast.,  
Decision: AL  
Decision Date:

Ref ID: LA04/2019/0954/NMC  
Proposal: Proposed alteration to window alignment to suit new internal layout and changed room sizes; alteration to window configuration to internal courtyard elevations; general rearrangement of internal layout of common areas at ground and first floor including relocation of gym to first floor; and additional plant room space to accommodate sprinkler storage tanks.  
Address: 81-107 York Street, Belfast.,  
Decision: CR  
Decision Date:

Ref ID: LA04/2019/0691/DC  
Proposal: Discharge of planning condition No.9 of LA04/2016/2385/F  
Address: 81-107 York Street, Belfast.,  
Decision: AL  
Decision Date:

Ref ID: LA04/2019/0287/DC  
Proposal: Discharge of condition 6 Z/2014/1657/F relating to provision of noise verification report  
Address: Site at, 28-30 Great Patrick Street, Belfast, BT1 2LT.,  
Decision: AL  
Decision Date:

Ref ID: LA04/2015/0184/F  
Proposal: Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens  
Address: Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral G  
Decision: PG  
Decision Date: 26.11.2015

Ref ID: LA04/2015/0557/DC  
Proposal: Discharge of condition 16 of Planning Permission Z/2012/0361/f  
Address: York Street/Frederick Street/Great Patrick Street, Belfast,  
Decision: AL  
Decision Date:

Ref ID: LA04/2015/1069/DC

Proposal: Discharge of Conditions 9, 11, 12, 13, 14, 15, 16, 18, 24, 25, 26, 27, 28, 29, 30 and 31 of Planning Approval Z/2012/0361/F

Address: Metropole, Orpheus, Interpoint, York House, Playboard and Block 82, York Street / Frederick Street / Great Patrick Street, Belfast, BT15 1ED,

Decision: AL

Decision Date:

Ref ID: Z/2014/1245/F

Proposal: .Relocation and increase in height of roof-top flues and minor amendments to the elevational treatments to the University of Ulster's Greater Belfast Development campus previously approved under planning application Z/2010/0361/f

Address: 'Metropole' 'Orpheus' 'Interpoint' 'York House' 'Playboard' and 'Block 82' York Street/Frederick Street/Great Patrick Street, Belfast, BT15 1ED,

Decision: PG

Decision Date: 18.11.2014

Ref ID: Z/2015/0138/F

Proposal: Demolition of existing buildings and erection of a building ranging in height from 11 to 14 No. storeys (37m X 43m) for managed student accommodation, comprising 590 No. ensuite double bedrooms with shared communal areas and kitchens and 92 studios; 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision.

Address: 81-107 York Street, Belfast, BT15 1AB,

Decision: PG

Decision Date: 28.06.2016

#### **Drawing Numbers and Title**

01

#### **Notification to Department (if relevant) – N/A**

Date of Notification to Department:

Response of Department: