

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 st October 2021	Item Number:
Application ID: LA04/2021/0911/F	Target Date:
Proposal: Demolition of existing building and construction of 9 no. apartments and associated site works	Location: 236 Upper Newtownards Road, Belfast, BT43EU
Referral Route: Decision of the Director of Planning and Building Control	
Recommendation:	Refusal
Applicant Name and Address: CYM properties Ltd 181 Templepatrick Road Ballyclare BT39 0RA	Agent Name and Address: Footprint Architectural Design 181 Templepatrick Road Ballyclare BT39 0RA
<p>Executive Summary:</p> <p>Planning permission is sought for the demolition of the existing building and the erection of 9 apartments.</p> <p>The site is located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP); and the draft Belfast Metropolitan Plan 2015 (BMAP). The site within a draft Area of Townscape Character.</p> <p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> • The principle of the proposal at this location • Principle of demolition • Design, layout and impact on the character and appearance of the area • Impact on Built Heritage • Impact on amenity • Access, parking and transport • Infrastructure capacity • Impact on Human Health <p>The principle of the proposal is acceptable on the basis that the site is within the development limits in both the extant and draft plans and historically would have been used as a dwelling. The development plan does not preclude housing from this location.</p> <p>However, it is considered that the existing building makes a positive contribution to the character of the draft Area of Townscape Character and its demolition is unacceptable. The applicant has failed to demonstrate that the site can accommodate development of the scale proposed without harm to the character and appearance of the area. The proposal fails to make satisfactory provision for parking and access arrangements. The application is accompanied by insufficient information to assess the impacts of the proposal in respect of parking, air quality, and drainage.</p> <p>Ten letters of objection have been received. Concerns raised include:</p> <p>Parking and traffic; the proposal does not respect the built context/local character of the area, impact on residential amenity, noise pollution, overdevelopment of the site, unacceptable use, further engagement with victims of abuse scandal required, security and health and safety</p>	

concerns, contrary to planning policy, impact on listed buildings, inadequate amenity provision and concerns regarding the design and layout of the proposal. These issues are addressed in the assessment below.

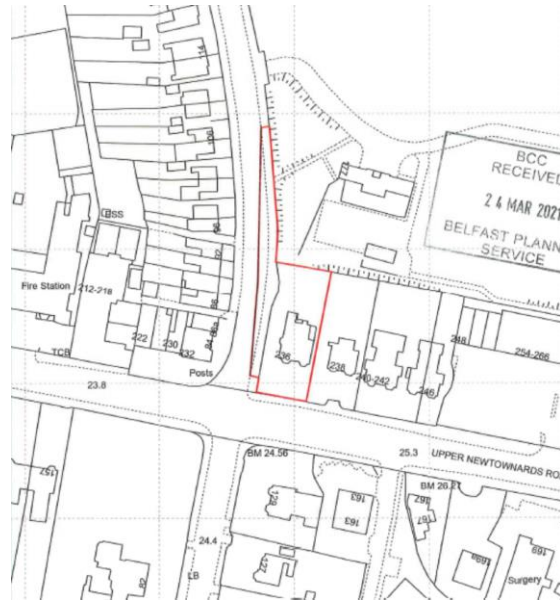
Consultees:

BCC Environmental Health – Air Quality Assessment required
DfI Roads Service – Acceptable access and parking arrangements required
BCC conservation – objection
Urban Design Officer- objection
Rivers agency– outstanding drainage information

Refusal is recommended for the reasons stated and delegated authority is sought for the Director of Planning and Building Control to finalise the refusal reasons

Signature(s):

Site Location Map



1.0	<p>Description of Proposed Development Demolition of existing building and construction of 9 no. apartments and associated site works.</p>
2.0	<p>Description of Site The site occupies a prominent corner plot at the junction of Upper Newtownards Road and North Road. The topography of the site is relatively flat and even. The site contains a large two storey detached double fronted dwelling with two storey canted bay windows either side of a centrally located front entrance doorway. The dwelling is finished in a painted render with decorative fenestration and mouldings to the front façade and decorative fret work barge-broads to the gables. The site has been in use as an office which has resulted in the front and rear gardens being hard surfaced for parking.</p> <p>The character of the surrounding area is mixed with a primary school located to the rear of the site, terrace dwellings along North Road, large detached dwellings, mostly in office use neighbouring the site along the Upper Newtownards Road and a commercial and retail terrace.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History LA04/2018/2283/O Proposal: Demolition of existing building and construction of 12 apartments. Address: 236 Upper Newtownards Road, Belfast, BT4 3EU., Status: Withdrawn 07.10.2019</p>
4.0	<p>Policy Framework</p>
4.1	<p>Regional Development Strategy (RDS) Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2004 Draft Belfast Metropolitan Area Plan 2015 (Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft</p>

	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) Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.2	Strategic Planning Policy Statement (SPPS) PPS 3: Access, Movement and Parking PPS 6 – Addendum Areas of Townscape Character PPS 7: Quality Residential Developments PPS 15: Planning and Flood Risk Creating Places Development Control Advice Note 8 – Housing in Existing Urban Areas
5.0 5.1	Consultations: Statutory Consultee Responses NI Water – No objection. DfI Roads* – Objection. Unacceptable access, inadequate parking provision and is lacking a Transport Assessment Form (TAF). Rivers Agency*- Additional info required – Pre-Development Enquiry response from NI Water. HED- No objection.
5.2	Non-Statutory Consultee Responses Environmental Health* – Additional information required (air quality impact assessment). Conservation Officer* – Objection. Urban Design Officer*- Objection. (* indicates that issues have been raised)
6.0 6.1	Representations The application has been neighbour notified and advertised in the local press. Ten representations have been received objecting to the proposal highlighting the following points. <ul style="list-style-type: none"> • The building proposed would be out of character with the existing area. • Impact on residential amenity via overlooking as the building would overlook the opposite terraces, especially as balconies are included in the new development. • Increased traffic and parking • Noise pollution, obstruction and disruption associated with traffic. • Lack of car parking provision. • Health and safety concerns relating to traffic moving across a footpath used by the public, particularly by school children • Memorial garden for victims of abuse would be more apt than this residential proposal • Exacerbation of parking and traffic associated with the Cyprus Avenue restaurant • Inadequate parking survey • Overlooking into Nos 86,88,90, 92 and 92a North Road from proposed balconies. • Proposal should not be just decided by the Planning Authority • Loss of light • Overshadowing • Density/overdevelopment concerns • Height, scale, massing, footprint and density is inappropriate • Proposed residential use is not apt for such a sensitive site • Further engagement with victims required

- Some representations support the demolition of the building
- Objection from Strandtown school-overlooking from apartment nos 6 & 9.
- Security concerns in terms of doubts regarding boundary treatment between proposal and the school
- Contrary to planning policy as the proposal fails to maintain or enhance the distinctive character of the ATC and does not respect the existing built form it is contrary to Policy QD 1 of PPS 7 and Policy ATC 2 of the Addendum to PPS6: Areas of Townscape Character.
- The proposal will have a detrimental impact on the setting of the listed building of Strandtown Primary and is contrary to Policy BH11 of PPS 6: Planning, Archaeology and the Built Heritage.
- Incompatible with adjacent school
- Proposal is not a not a mixed tenure development and there is no real mix of choice or affordability.
- No reference to disabled accessibility considerations within the Design and Access Statement and it does not appear to mention all of the details required by The Planning (General Development Procedure) Order (Northern Ireland) 2015.
- Proposal at odds with Policy AMP 2 of PPS3: Access, Movement and Parking.
- Lack of amenity space
- Contrary to Policy LC 1 of the Addendum to PPS 7 in that the massing and density is significantly higher than that found on the established residential area of the North Road where the proposal predominantly impacts.
- Given the scale of the apartment block, the ratio of built form to open space and parking space is unsatisfactory. Creating Places requires 10 to 30sqm per unit. There is only a small garden area to the front and balconies and a roof terrace are to provide the remaining open space.
- Unauthorised signage has been erected in respect of the development on the southern roadside elevation facing onto the Upper Newtownards Road.
- Contextual drawings are deceiving
- Inadequate landscaping
- The site would be suitable for a car park

6.2

Officer response to third party objections

- Design matters and the impact of the proposal on the character of the area will be discussed in the assessment section.
- Impact on neighbouring amenity will be discussed in the assessment section.
- Safety issues raised are based on the proposed additional vehicles using the proposed apartments and the access into the site regarding close proximity to schools. As stated in the report DfI Roads has found the current scheme to be unacceptable and has requested additional information regarding parking and site access.
- Noise pollution concerns indicate that it is by the very nature of having an additional nine units in the vicinity that there would be an increase in noise levels. Environmental Health Service (EHS) has not indicated that there would be an issue regarding increase in noise pollution. Any undue noise created by occupants of future apartments is a matter of control for the Council's Noise Abatement team.
- The request for a memorial garden is not within the remit of the planning authority to decide as it is not proposed within this planning application.
- The Planning authority carried out its statutory neighbour notification and consultation requirements. Legislation allows for the Planning Authority to determine the proposal.

6.3	<ul style="list-style-type: none"> • The density of the proposal is considered to be acceptable, however not in the form proposed. Part of the site fronts onto an Arterial route which is an appropriate location for apartment living developments. • Boundary treatments will be conditioned and ensure that they are visually appropriate whilst also offering security. • HED have offered no objections to the proposal. It is considered that the proposal will not have a detrimental impact on the setting of the Strandtown school listed building. • The residential use is acceptable in principle as discussed in the assessment section. It is compatible with neighbouring residential, community and educational uses. However as stated above, not as proposed. • The proposal offers a range of apartment sizes. The applicant is a private developer and there is no mandatory policy mechanism which would require the applicant to offer affordable units. • The proposal would be subject to Building Control regulations in terms of access arrangements for disabled accessibility. • Adequate amenity space has been provided - See assessment section for further details. • Unauthorised signage is a matter for planning enforcement. • Adequate landscaping has been provided. • The site is not zoned for car parking. <p>No political written representations have been made. Political inquiries have been made regarding the status of the application from Cllr Michelle Kelly, Alliance Party and from the Department of Justice office. There have also been enquiries from a BBC radio show to the Council's media team regarding the application.</p>
7.0	<p>Assessment</p> <p>7.1 The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> • The principle of the proposal at this location • Principle of demolition • Design, layout and impact on the character and appearance of the area • Impact on Built Heritage • Impact on amenity • Access, parking and transport • Infrastructure capacity • Impact on Human Health <p>7.2 The principle of the proposal at this location</p> <p>The proposal seeks full planning permission for demolition of the existing building on site and the construction of 9no. apartments. The site is located within the existing development limits for the city within both the BUAP and dBMAP. It is located within the draft Belmont Area of Townscape Character (ATC) in draft BMAP and in close proximity (15m) to Cyprus Avenue Conservation Area to the south.</p> <p>7.3 The Strategic Planning Policy Statement for Northern Ireland 'Planning for Sustainable Development' (SPPS) refers at paragraph 6.137 to the need to deliver increased housing without town cramming and espouses the importance of new development respecting local character and environmental quality, as well as safeguarding the amenity of existing residents. At paragraph 6.22, the SPPS echoes Policy ATC 1 of the addendum to PPS 6 stating that the demolition of an unlisted building in an ATC should only be permitted where the building makes no material contribution to the distinctive character of the area and subject to appropriate arrangements for the redevelopment of the site. The SPPS also advises that sustainable development ought to be granted</p>

	where it accords with the area plan and causes no harm to areas of acknowledged importance.
7.4	The building has characteristics of a dwelling house and is likely to have been in use as a residency in the past. The principle of a residential use in this location is acceptable as the immediate vicinity is defined by a mix of housing types. The proposal would fulfil the main objectives of Draft BMAP and the SPPS, through the provision of housing in a sustainable location along an arterial route. In light of this, there is no objection in principle to residential use at this location subject to the material considerations set out below.
7.5	<p>Principle of demolition</p> <p>Policy ATC 1 of Addendum to PPS 6 states that there will be a clear presumption in favour of retaining any building that makes a positive contribution to the character of an Area of Townscape Character (ATC). Demolition of an unlisted building will only be permitted where it makes no material contribution to the distinctive character of the area. However, it is acknowledged that the PAC has established that there is nothing in PPS6 Addendum, Areas of Townscape Character, which enables policy ATC 1 to be applied to draft Area of Townscape Character designations. Notwithstanding, the PAC has accepted that demolition of buildings within a draft ATC is a material consideration in the assessment of a proposal as they inform the local area's character. The impact of their demolition cannot be assessed in isolation and divorced from the merits of the redevelopment scheme. The test to be applied is whether the proposal would result in unacceptable damage to the local character, environmental quality or residential amenity of the area.</p>
7.6	The existing building occupies a prominent position along a main road frontage and at an entrance point into the draft ATC. The traditional appearance of this stand alone building, with its double bayed frontage coupled with the material finishes contributes to its distinctiveness at this location. The building is considered to be of architectural merit, especially the front façade. The building does exhibit signs of neglect with sections of the outer woodwork and render falling into disrepair, however on the whole the building retains much of its period characteristics and appears structurally sound.
7.7	The building and site do have some detracting features notably a single storey flat roof extension and a 2.4m high palisade fence to the rear, and a significant amount of hard standing. The low-level palisade fence that forms part of the boundary treatment to the rear is also of little merit in the general locality. However, the remaining boundary treatment of a rendered front wall and mature vegetation defines this corner site and is very much in keeping with the properties to the east.
7.8	It is considered that the building, notwithstanding the detracting features, offers a significant contribution to the draft ATC especially when consideration is given to its prime location at a busy road frontage and junction. The road frontage also forms a boundary between the ATC and the neighbouring Cyprus Avenue Conservation Area.
7.9	<p><i>Conservation Officer comments on demolition:</i></p> <p>In assessing the material contribution of a building in an ATC the views of the Council's Conservation Officer (CO) was sought. The CO has concluded that the building makes a positive contribution to the surrounding area and advises that the proposal fails to satisfy Policy ATC 1 of PPS 6 addendum. The CO states the demolition of the existing building would be contrary to policy in that the existing building makes a positive contribution to the area. They refer to the site as an imposing corner building that presents strong examples of traditional architectural features which included canted bay windows and corncing. The CO considers that the finishing and detailing set it apart</p>

	<p>from adjoining properties and in terms of layout and setting with the building forming the end of a clear building line. The CO concludes that No. 236 along with neighbouring properties up to No. 246 retained their historical layout and setting which in turn contributes positively to the ATC.</p>
7.10	<p>The CO also refers to the policy requirement for there to be appropriate redevelopment proposals for the site. As there is no suitable replacement scheme, as discussed below, the proposal fails to satisfy the policy. The CO concludes that the plans fail to demonstrate that the replacement scheme would maintain or enhance the overall character and appearance or respect the built form of the ATC.</p>
7.11	<p>The CO has raised concerns relating to overdevelopment, scale and massing. He commented that the extensive site coverage represents significant overdevelopment of the site – certainly in comparison to both the existing and neighbouring plots. Such level of site coverage does not reflect historical plot layouts and patterns within the area, which typically featured main massing to the front of the site, and subservient rear returns and private amenity space/garden ground to the rear.</p>
7.12	<p>As a result of the extensive plot coverage, the projection and mass of the rear section remains excessive, dominant, stark and out of keeping with the surrounding area. It does not respect the historical principles of main blocks to the front with subservient returns and open space to the rear, and in contrast would result with a singular block form extending across the majority of the site. The CO is of the viewpoint that the scheme does not maintain, reinforce or respect the particular qualities, identity or character of the distinct townscape of the area, and therefore remains contrary to Policy ATC2.</p>
7.13	<p>Demolition of the existing building remains contrary to the first test of Policy ATC1, in that it makes a material, positive contribution to the area. In the absence of a suitable redevelopment scheme, the principle of demolition of the existing building also fails the second test of Policy ATC1.</p>
7.14	<p>The site was subject to a previous planning application for 12 units under LA04/2018/2283/O. This was presented to the Planning committee in September 2019 with a recommendation to refuse. Members have previously accepted that given the sensitive history on the site they would consider demolition, with an acceptable replacement scheme.</p>
7.15	<p>The SPPS also requires that where permission is granted for the demolition of a building within an ATC it is dependent on there being an acceptable redevelopment scheme. However, for the reasons stated below, it is considered that the applicant has failed to demonstrate that the site can accommodate development of the form and scale proposed without harm to the character and appearance of the area. The proposal is contrary to PPS 6 Policy ATC 1 and the Strategic Planning Policy Strategy for Northern Ireland.</p>
7.16	<p>Design, layout and impact on the character and appearance of the area The proposal has been assessed against Policy QD1 of PPS 7 – Quality Residential Environments, which 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.</p>
7.17	<p>The application seeks permission to develop the land to create 9 new apartments in a contemporary designed building. The layout of the proposal fronts onto the Upper Newtownards Road and the North Road. The proposal has a 3-storey main corner block</p>

	<p>that steps down to two storeys plus a stepped back 'roof' to North Road and to the east along upper Newtownards Rd. Pedestrian access will come off both the Upper Newtownards road and the North Road. The existing vehicular access onto upper Newtown roads would be removed. The existing tarmac parking area to the front of the building would be replaced with a green amenity space area which is welcomed as it offers amenity space for residents and provides visual amenity. Vehicular access will be provided via the North road access where 12 ground floor car parking spaces are provided via an undercroft.</p>
7.18	<p>Form, massing, scale & design</p> <p>The height of the building is within the range of heights of the surrounding properties on upper Newtownards Rd and the three storey terrace buildings opposite the site on the North Road. There is a small setback between the corner block and the rear return block to North Road.</p>
7.19	<p>However, the proposal has an extensive footprint, one which is greater than the existing footprint for Kincora House. The extensive coverage represents significant overdevelopment of the site – certainly in comparison to both the existing and neighbouring plots. The building projects across the majority of the site which does not reflect historical plot layouts and patterns within the area, which typically featured main massing to the front of the site, and subservient rear returns and private amenity space/garden ground to the rear.</p>
7.20	<p>As a result of the extensive plot coverage and relative uniformity in height, the projection and mass of the rear section remains excessive, dominant and out of keeping with the surrounding area. It does not respect the historical principles of main blocks to the front with subservient returns and open space to the rear, and in contrast would result with a singular block form extending across the majority of the site.</p>
7.21	<p>The dominance of the building is evident in that the building extends almost the full depth of the site. This combined with a wider building footprint (than both the existing building and neighbouring buildings along UNR), results in a building which is excessive in scale, overly dominant on this prominent corner plot and out of keeping with surrounding context. The general design arrangement results in a largely uniform approach being applied to the plot with little cognisance given to surrounding context, including established building lines, footprint depths and the subservient nature of existing rear returns.</p>
7.22	<p>The design and access statement (DAS) suggests that direct comparisons are made to the arrangement of buildings directly opposite along North Road. Buildings opposite are laid out in a more traditional manner in that their arrangement comprises two distinctive terraces; the first a terrace of six properties fronting UNR and returning a short distance along North Road and the second a terrace of four canted bay properties fronting North Road, with a clear break between both terraces.</p>
7.23	<p>The rationale presented in the DAS justifies the design approach taken on this site as replicating this arrangement in terms of setbacks and heights, when in fact this scheme proposes a consistent approach to a single building which turns the corner with long frontages along both the UNR and North Road, a clear departure from the arrangement opposite. Key elements that are missing from the arrangement adopted on the opposite side of North Road include a physical break in form and identifiable gable ends, own door arrangements, the incorporation of subservient rear returns and the inclusion of features such as modest, enclosed front gardens, canted bays and elements such as eaves detailing, window head details, minor brick cornices and chimneys. This divergence does not follow the advice as quoted directly from PPS6 (Paragraph 7.7) and</p>

	<p>PPS7 (Paragraph 4.24) on pg. 18 of the DAS in relation to designing '<i>...with respect for their context</i>' and '<i>...new development fitting in well with its surroundings</i>'.</p>
7.24	<p>While the current proposal will contribute to the housing supply and increased density is encouraged on arterial routes, this should not be at the expense of eroding the character and amenity of the area. It is considered that the current scale and massing proposed is inappropriate at this key site which results in a dominant building which it is considered will adversely affect the local character and appearance of the area by creating a more intensive site coverage at this location. The proposal is considered to be contrary to policy QD 1 of PPS 7 and the SPPS.</p>
7.25	<p>Amenity space</p> <p>Paragraph 5.20 of Creating Places states that in the case of one or two bed units on small urban infill sites private communal open space all will it be acceptable in the form of landscaped areas courtyards or roof gardens. There should be a minimum of 10 square metres per unit. Paragraph 5.20 also indicates that there can be a reduction where some private open space is provided in the form of patios or balconies. The proposal involves a private communal terrace at second floor level with an area of 55 square metres while the majority of individual apartments have their own terraces/balconies and one (apartment 2) has it own private garden. The total area of the individual spaces is 42sqm, which results in 97sqm of amenity space for occupants of the apartments. The average provision is therefore in excess of the minimum suggested in Creating Places. There are two segments of 'private space' (as indicated on proposed site layout plan) totalling 97sqm of additional amenity space to the front of the development facing onto the Upper Newtownards Road. The proposal also benefits from perimeter planting, hedging and side lawns. The communal terrace has been carefully designed to avoid any residential amenity issues. It is positioned away from proposed windows of apartments; it is set back from the building facades and it will be bound by a 1.8 metre enclosure. The site also benefits of the close proximity to the Comber Greenway (380m), Orangefield Park (800m) and the Connswater Community Greenway (1km). It is concluded that the level of open space provision would be sufficient.</p>
7.26	<p>Impact on Built Heritage</p> <p>The proposal will not have a significant impact on the neighbouring Strandtown primary school which is a B+. Historic Environment Division (HED) (Historic Buildings Unit) has considered the impacts of the proposal on the listed building and on the basis of the information provided, advises that it is largely content with the proposal under paragraph 6.12 of Strategic Policy Planning Statement for Northern Ireland and policy BH 11 (Development affecting the Setting of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage. HED have no fundamental concerns with the proposal but have requested further information regarding the detailing of materials to be used.</p>
7.27	<p>Impact on residential amenity</p> <p>The layout/aspect of all buildings within the site is such that there will be no significant overlooking into neighbouring properties. Concerns were raised from objectors regarding the impact the proposal would have on the amenity of neighbouring properties including Nos. Nos 86,88,90, 92 and 92a North Road and Strandtown School.</p>
7.28	<p>The windows facing the North Road will offer views onto a neighbouring commercial business and a terrace of residential dwellings Nos. 86 to 92. The plans show three apartments on the first floor and two apartments on the second floor facing onto the North Road. All 5 apartments have private terraces. The separation distance is approximately 15-20 metres between the facades of the existing dwellings and the</p>

	<p>proposed scheme fronting onto North Road. The separation distances are adequate to ensure they do not suffer any loss of amenity.</p>
7.29	<p>To the north of the site is a landscaped area and Strandtown School. The school building and playground areas are at least 45m from the site boundary. Essentially, any upper windows and the terrace area will be looking into the car park area which is tucked into the corner of the school site. Importantly, the schools play areas are well separated from the site. It is considered that the proposal will not have any adverse amenity impact on the Strandtown School.</p>
7.30	<p>The building to the east is an office use and so is not a sensitive neighbour. It also has only one window on its western gable, which is at ground floor level. Nevertheless, the only windows on the eastern elevation of the proposed building at first and second floor level are either to provide light to the internal circulation space and are set well back from the boundary or are located towards the front of the building. The proposed amenity space on the second floor is set back from the building elevations and has a 1.8-metre-high enclosure. The proposal will therefore not have an unacceptable adverse effect on the privacy of surrounding properties.</p>
7.31	<p>In addition, there is sufficient separation distances and boundary treatments onto existing neighbouring properties to ensure that dominance/ loss of light, overlooking and overshadowing will not occur to an unacceptable degree. In terms of prospective residents, each unit has adequate outlook to the public street and external amenity areas.</p>
7.32	<p>Access, parking and transport/Traffic and Parking The applicant has failed to establish that an acceptable access and parking arrangement can be achieved for the proposal. DfI Roads requested that the applicant provide appropriate access arrangements in accordance with Development Control Advice Note 15 (DCAN 15) Vehicular Access Standards, parking provision to serve the proposal in accordance with guidelines expressed within Creating Places (14 spaces recommended by DFI Roads for this proposal) and if on street parking is to be included a parking survey should be submitted for consideration. The applicant is required to submit a completed Transport Assessment Form (TAF). Queries have also been raised regarding how pedestrians access the building from the parking area when parking space Nos.8 & 9 are both occupied and how bins are to be removed due to potential obstruction issues. The proposal is contrary to policies APM 2 and APM 7 of PPS 3 and Development Control Advice Note 15 (DCAN 15).</p>
7.33	<p>Drainage and infrastructure NI Water have no objection to the proposal. Owing to the scale and nature of development proposed, it is not considered that proposed development would have a significant impact on existing infrastructure and as such, there are no issues of principle. In addition, connections to the water and foul sewer system are covered by separate legislation. The proposal was accompanied by a drainage assessment. DFI Rivers commented that they require a PDE response from NI Water in regard to storm water discharge in order to fully assess the drainage assessment.</p>
7.34	<p>Impact on Human Health-Air quality and noise impact Environmental Health have considered the proposals in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and have no objections to the proposal. They are of the opinion that past land use on or in close proximity to this proposed development will not cause a potential impact on the health of the future occupants.</p>

7.35	However, in terms of Air Quality, EHO Service notes that the application is missing an Air Quality Impact Assessment.
8.0	Conclusion Having considered the relevant planning policies, guidance and consultees and third party comments the proposal is considered to be contrary to the SPPS NI, PPS 3, PPS 6 and PPS 7 and is unacceptable. Delegated authority is sought for the Director of Planning and Building Control to finalise the refusal reasons.
9.0	Refusal Reasons: <ol style="list-style-type: none"> 1. The existing building makes a material contribution to the distinctive character of the area and its demolition would harm the character and appearance of the area, contrary to the SPPS and Policy ATC 1 of the addendum to PPS 6. 2. The application fails to demonstrate that the site can accommodate a building of the layout, scale, form and appearance proposed without harm to the character and appearance of the area, contrary to Policies ATC 1 and ATC 2 of the PPS 6 Addendum, Policy QD1(a) of PPS 7 and Policy LC1 (b) of the addendum to PPS 7. 3. The application fails to demonstrate that the site can accommodate a building of the use, scale and form proposed whilst providing adequate parking provision and suitable levels of visibility at the point of access, contrary to Policy QD 1(f) of PPS 7 and PPS 3. 4. The application fails to demonstrate that adequate drainage and flood mitigation arrangements can be provided, contrary to Policy FLD 3 of PPS 15. 5. The proposal is contrary to the SPPS paragraph para 4.11 in that it has not been demonstrated that the development will cause an unacceptable adverse effect on proposed residential units in terms of air quality.

ANNEX	
Date Valid	2nd April 2021
Date First Advertised	30th April 2021
Date Last Advertised	30th April 2021
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 100 North Road,Belfast,Down,BT4 3DJ	
The Owner/Occupier, 102 North Road,Belfast,Down,BT4 3DJ	
The Owner/Occupier, 104 North Road,Belfast,Down,BT4 3DJ	
The Owner/Occupier, 106 North Road,Belfast,Down,BT4 3DJ	
The Owner/Occupier, 177 North Road,Belfast,Down,BT4 3DJ	
The Owner/Occupier, 232 Upper Newtownards Road,Belfast,Down,BT4 3ET	

The Owner/Occupier,
 238 Upper Newtownards Road,Belfast,Down,BT4 3EU
 The Owner/Occupier,
 84 North Road,Belfast,Down,BT4 3DJ
 The Owner/Occupier,
 86 North Road,Belfast,Down,BT4 3DJ
 Helen and Cecil Robb
 86, North Road, Belfast, Down, Northern Ireland, BT4 3DJ
 The Owner/Occupier,
 88 North Road,Belfast,Down,BT4 3DJ
 The Owner/Occupier,
 90 North Road,Belfast,Down,BT4 3DJ
 Christopher Mooney and Florence Hodesdon
 90, North Road, Belfast, Down, Northern Ireland, BT4 3DJ
 Florence Hodesdon
 90, North Road, Belfast, Down, Northern Ireland, BT4 3DJ
 Kirsten Kearney and Tom Magill
 92, Flat A, North Road, Belfast, Down, Northern Ireland, BT4 3DJ
 The Owner/Occupier,
 96 North Road,Belfast,Down,BT4 3DJ
 The Owner/Occupier,
 98 North Road,Belfast,Down,BT4 3DJ
 The Owner/Occupier,
 Flat 1,129 North Road,Belfast,Down,BT5 5NG
 The Owner/Occupier,
 Flat 2,129 North Road,Belfast,Down,BT5 5NG
 The Owner/Occupier,
 Flat 3,129 North Road,Belfast,Down,BT5 5NG
 The Owner/Occupier,
 Flat 4,129 North Road,Belfast,Down,BT5 5NG
 The Owner/Occupier,
 Flat A,92 North Road,Belfast,Down,BT4 3DJ
 The Owner/Occupier,
 Flat B,92 North Road,Belfast,Down,BT4 3DJ
 The Owner/Occupier,
 Ground Floor Office,236 Upper Newtownards Road,Belfast,Down,BT4 3EU
 V Hutchinson
 Principal and Secretary to the Board of Governors,Strandtown Primary School,North
 Road,Belfast,BT4 3DJ
 Leah Hingston
 Chris and Patricia Wright
 John Magrath

Date of Last Neighbour Notification	28 th April 2021
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Date of EIA Determination	N/A
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Drawing Numbers and Title
01, 03, 04, 05, 06, 07, 08, 09

Notification to Department (if relevant)

Date of Notification to Department:
 Response of Department: