

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 16 November 2021	
Application ID: LA04/2021/1778/F & LA04/2021/1779/LBC	
Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities. This includes works to the listed building that comprise relocation and reconfiguration of platform lift and stair, construction of internal walls, reconfiguration of toilet area at mezzanine level, provision of accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in existing external and internal walls for access and services, installation of meeting / viewing room pod with associated internal bridge structure, installation of distillery equipment and platform, provision of penthouse ridge vents and various localised minor alterations and repairs.	Location: Thompson Dock Pump House and Car Park of Northern Ireland Science Park (Innovation Centre), Queens Road, Belfast BT3 9DT
Referral Route: Major application	
Recommendation:	Approval subject to Conditions
Applicant Name and Address: Titanic Distillers Ltd Titanic Dock & Pumphouse Queens Road Belfast BT3 9DT	Agent Name and Address: O'Toole & Starkey Ltd Arthur House 41 Arthur Street Belfast BT1 4GB
Executive Summary: These applications seek full permission and Listed Building Consent for the change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities. This includes works to the listed building that comprise relocation and reconfiguration of platform lift and stair, construction of internal walls, reconfiguration of toilet area at mezzanine level, provision of accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in existing external and internal walls for access and services, installation of meeting / viewing room pod with associated internal bridge structure, installation of distillery equipment and platform, provision of penthouse ridge vents and various localised minor alterations and repairs. The key issues in the consideration of these applications are: <ul style="list-style-type: none"> • principle of the proposed use • design and impact on built heritage 	

- impact on natural heritage
- access and parking
- flood risk
- waste management
- other environmental matters

The application site is located at Thompson Dock Pump House and is a Grade B1 Listed Building (HB26/07/010). It is also adjacent to two Scheduled Monuments: Alexandra Dry Dock (DOW004:500) and Thompson Dry Dock (DOW004:502).

The site is within the development limits of Belfast within the Belfast Urban Area Plan 2001 and Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) (dBMAP 2015).

The proposal has been assessed against, and is considered acceptable having regard to, the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015), PPS2, PPS3, PPS6, PPS13, PPS15 and PPS16, as well as other relevant material considerations.

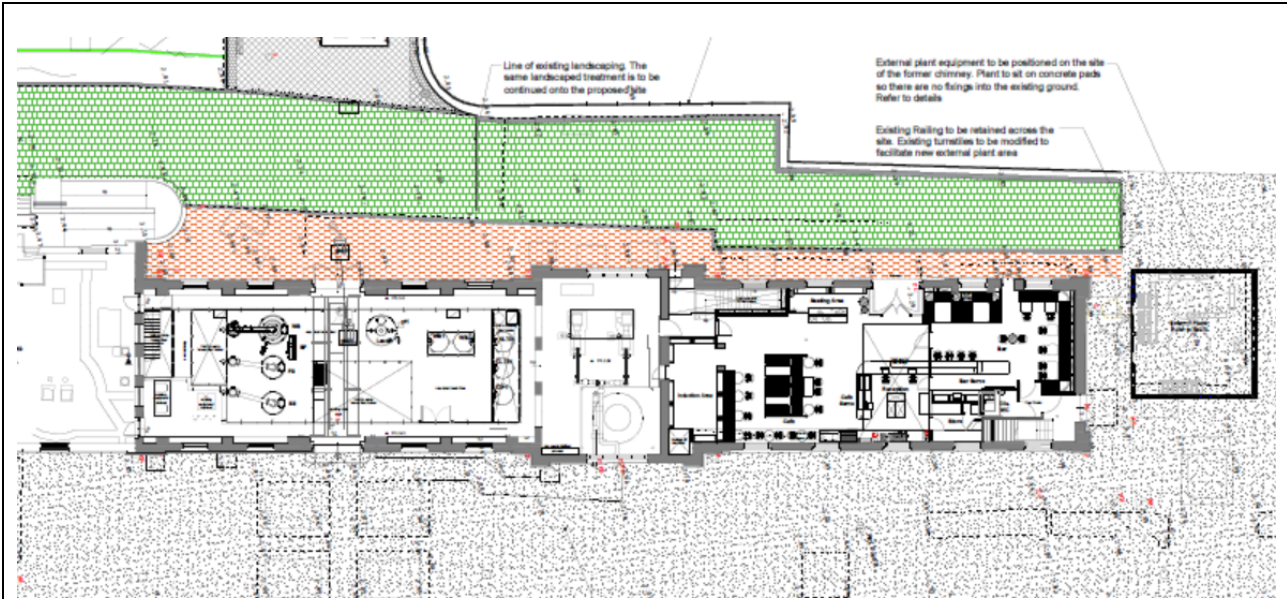
There have been no objections raised by consultees, however, responses from HED Historic Monuments and DAERA Marine and Fisheries Division are still outstanding. Following advertisement in the local press as well as neighbour notification, no written representations have been received.

It is recommended that planning permission and Listed Building Consent are granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.

Case Officer Report

Site Location Plan





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

1.0 Proposal and characteristics of the area

Description of Proposed Development

1.1 Full planning permission and Listed Building Consent are sought for a change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities. This includes works to the listed building that comprise relocation and reconfiguration of platform lift and stair, construction of internal walls, reconfiguration of toilet area at mezzanine level, provision of accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in existing external and internal walls for access and services, installation of meeting / viewing room pod with associated internal bridge structure, installation of distillery equipment and platform, provision of penthouse ridge vents and various localised minor alterations and repairs.

1.2 The application follows a Pre-Application Discussion (PAD) with officers.

Description of Site

1.3 The site is located at Thompson Dock Pump House and car park of Northern Ireland Science Park (Innovation Centre), Queens Road.

1.4 The site includes the northern block of the existing pumphouse and the existing car park of the Innovation Centre, to which no changes are proposed.

1.5 The pumphouse is a Grade B1 listed building (HB26/07/010) and is directly adjacent to two Scheduled Monuments: Alexandra Dry Dock (DOW004:500) and Thompson Dry Dock (DOW004:502). The building has a deep basement level to house the pumps and a mezzanine floor within the northern section.

1.6 The area is characterised by offices, maritime tourist attractions and educational infrastructure. The site is un-zoned and within the development limits of the Belfast Urban Area Plan (BUAP). In both the 2004 and 2014 versions of dBMAP 2015, the application building is identified as being part of a “Heritage Node” within the designated “BHA 1 Titanic Quarter” Mixed Use area. In addition to this, the application building is not zoned for any use by the Belfast Harbour Local Plan (BHLP).

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

- 3.1 Planning permission was granted in August 2007 under application Z/2007/1239/F for internal and external refurbishment of building to include temporary access ramp and public toilets.
- 3.2 Permission was refused in June 2009 under application Z/2008/0752/F for change of use from former workshop and store to provide a visitor, interpretation facility.
- 3.3 Permission was granted in July 2015 under application Z/2014/0875/F for the restoration, repair and internal alterations of existing blocks 1-3 of Thompson Dock Pump House for visitor facilities for HMS Caroline. This also included the restoration of Alexandra Dock and external surfacing works.
- 3.4 The most recent planning history relates to application LA04/2019/1848/LDE for ‘Continued use as restaurant/café’, which was granted permission in October 2019.
- 3.5 The current proposal falls under the category of Major Development, and therefore Pre Application Community Consultation was carried out, under the planning reference LA04/2020/2127/PAN and a pre-application community consultation report was submitted with the application.

4.0 Policy Framework

- 4.1 Belfast Urban Area Plan 2001
- 4.2 Draft Belfast Metropolitan Area Plan 2015 (v2004)
- 4.3 Draft Belfast Metropolitan Area Plan 2015 (v2014)
- 4.4 Strategic Planning Policy Statement (SPPS)
- 4.5 Planning Policy Statement (PPS) 2: Natural Heritage
- 4.6 Planning Policy Statement (PPS) 3: Access, Movement and Parking
- 4.7 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage
- 4.8 Planning Policy Statement (PPS) 15: Planning and Flood Risk
- 4.9 Planning Policy Statement (PPS) 13: Transportation and Land Use
- 4.10 Planning Policy Statement (PPS) 16: Tourism
- 4.11 Developer Contribution Framework (2020)

5.0 Statutory Consultees

- 5.1 DFI Roads Service – No objection subject to conditions
- 5.2 Northern Ireland Water Ltd – No objection
- 5.3 DfI Rivers Agency – No objection
- 5.4 DfC HED Historic Buildings – No objection subject to conditions
- 5.5 DfC HED Historic Monuments – Awaiting response
- 5.6 DAERA Regulation Unit – No objection subject to conditions
- 5.7 DAERA Water Management Unit – No objection subject to conditions
- 5.8 DAERA Natural Environment Division – No objection
- 5.9 DAERA Marine and Fisheries Division – Awaiting response

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

6.2 BCC City, Regeneration and Development team – welcomes the proposal, adding that the applicant should give consideration to opening up space adjacent in order to enhance the Maritime Mile experience.

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

8.1 Department of Environment Parking Standards

8.2 The UK Marine Policy Statement (MPS)

8.3 The Draft Marine Plan for Northern Ireland

8.4 Integrated Coastal Zone Management Strategy for Northern Ireland 2006-2026.

9.0 Assessment

Status of the Development Plan

9.1 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 (v2014) had reached pre-adoption through a period of independent examination, the policies within the draft BMAP 2015 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. Given the advanced stage at which draft BMAP 2015 (v2014) had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious).

9.2 The key issues for consideration of these applications are:

- principle of the proposed use
- design and impact on built heritage
- impact on natural heritage
- access and parking
- flood risk
- waste management
- other environmental matters

Principle of the proposed use

9.3 The site is within the development limits of Belfast within both the Belfast Urban Area Plan 2001, and both versions of draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014).

9.4 The site is un-zoned “white land”. It is noted that the adjacent three blocks to the south are in use as a visitor’s centre in association with HMS Caroline, now in the Alexandra dock. It is considered that the proposed use of the building and site as a distillery with associated ancillary visitor tour facilities is compliant with the SPPS, PPS 4 and PPS 16, and acceptable in principle.

Design and impact on Built Heritage

- 9.5 The building is Listed (Grade B1) and within close vicinity to two Scheduled Monuments, Alexandra Dry Dock and Thompson Dry Dock. Therefore, both HED Historic Monuments and Historic Buildings have been consulted.
- 9.6 The majority of the proposed works to the building are internal in order to accommodate the plant equipment required for a working whiskey distillery. Externally there are minimal changes proposed, with any new openings designed to be subtle and covered or existing openings used wherever possible. The external plant area is proposed to be located to the north of the listed building, where a chimney column once sat. This is to be freestanding to prevent any impact or harm to the scheduled Thompson Dock Scheduled Monument. It will also be clad in Corten steel type material, which is visually acceptable for the area.
- 9.7 HED Historic Buildings responded with no objections to the proposed scheme subject to conditions. They welcome the re-use of the building and consider the proposed change of use appropriate. They stated the proposed plant room, which reflects the footprint of the former chimney base and imprints the original façades onto its modern Corten steel enclosure, is both respectful and sympathetic. Having regard to this advice, the proposal is considered to satisfy policies BH 7, BH 8 and BH 11 of PPS 6.
- 9.8 Having reviewed the applicant's Archaeological and Heritage Plan of Works, HED Historic Monuments stated that a Schedule Monument Consent should be applied for and granted prior to any decision being made. This is due to works within the area of the Scheduled Monuments including a new external ramp, surface treatments and external plant equipment to be set on the site of the former chimney. Subject to a SMC being granted, HED Historic Monuments stated they would be content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. Suggested conditions were included in their response to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ.
- 9.9 The planning agent submitted a copy of the SMC which was granted on 11th October 2021. This has been forwarded to HED Historic Monuments for final comments.

Impact on natural heritage

- 9.10 DAERA Natural Environment Division (NED) confirmed a bat roost exists within the clocktower of the building and a wildlife licence would be required for works to the building. A preliminary Ecological Appraisal and Bat Emergence/Re-entry study were submitted as part of the application, however, further details were requested in the form of a revised mitigation plan and drawings to include the mitigation for the impact to the bat roost located during the re-entry surveys.
- 9.11 In order for the wildlife licence to be granted a minimum of 3 bat boxes would be required, preferring that 2 of the bat boxes should be built into the structure of the new refurbished building and one external bat box to cover the construction phase of the development which would also be a permanent fixture of the building. It was confirmed however through the submission of an amended Construction Method Statement that painting is only works proposed for the clock tower and NED is therefore content that the proposed development is unlikely to significantly impact the known bat roost. The proposal is considered to comply with Policies NH 1 and NH 2 of PPS 2.
- 9.12 NED also requested that DAERA Water Management Unit's comments be noted. WMU cited concern over the potential impact on sewage loading to Belfast waste-water treatment

works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised. Having considered the Outline Construction Environmental Management Plan (OCEMP) and Construction Method Statement, WMU are 'generally happy' with the principles, however, they suggest a condition requiring the submission of a final CEMP/CMS to be agreed in writing prior to works commencing should approval be granted.

Access and parking

- 9.13 Policies AMP 1, AMP 2 and AMP 7 of PPS 3 apply. A Transport Assessment Form and Service Management Plan were submitted as part of the application. No changes are proposed to the existing car park and entrance.
- 9.14 The scale of development and transport implications of the proposal were assessed by DFI Roads and considered to be acceptable. They responded to consultation with no objection subject to conditions should approval be granted. The proposal is considered acceptable when assessed against PPS3.

Flood Risk

- 9.15 The application site is in close proximity to Belfast Lough Marine Protected Areas and therefore DAERA Marine and Fisheries Division provided comments. They advised consideration should be given to UK Marine Policy Statement Section 2.6.7.4 under climate change adaption and mitigation and Section 2.6.8 under coastal change and flooding, and suggested an informative to be included should approval be granted.
- 9.16 Marine and Fisheries Division also considered the impacts of the proposal on the scheduled marine archaeology (scheduled monuments) and considered the proposal to be, in principle, acceptable to Policy BH1 of PPS6, subject to a Scheduled Monument Consent being granted. As stated previously a copy of this was submitted (dated 11th October 2021) and this was forwarded to DAERA. At the time of writing their final comments are outstanding but it is expected that they will be content.
- 9.17 DFI Rivers Flood Maps (NI) confirm the site is affected by the 1 in 200 year coastal plain and therefore FLD 1 of PPS 15 applies. The proposed development constitutes an exception to the policy as stated within FLD 1, in that the building is existing and site has been previously developed. A drainage/flood risk assessment was submitted which notes this project has regional economic importance as a visitor destination and given the listed building status to be used for the distillery an alternative location would not secure the long term use and associated upkeep and maintenance of this regionally significant listed building. The report considered all sources of flood risk to and from the proposed development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development. It confirms that the existing ground floor and lower floors will flood in a T200 Tidal event. The dock is a Scheduled Monument, so no external flood prevention walls or measures are possible, but proposes mitigation measures including flood Resilience measures, demountable floor guards, the implementation of a robust flood mitigation measures including flood alarms, and a flood emergency evacuation plan including an escape route. The report concludes if all the recommendations in this report are implemented fully then it is considered that this proposal has an acceptable level of flood risk in this circumstance.
- 9.18 DFI Rivers offers no objection and the proposal is considered acceptable having regard to PPS 15.

Waste management

9.19 For the proposal it has been important to clarify specific arrangements for the storage of effluent or other process waste product from the distillery. An updated Service Management Plan alleviated any concerns for BCC City Services Team with regards to waste management measures and they offer no objection to the proposal.

Other environmental matters

9.20 A Preliminary Risk Assessment was submitted relating to the risk of contaminated land on the site. BCC Environmental Health and DEARA both responded with no objection to the proposal and suggesting standard conditions to be included should contamination be discovered during the course of construction should approval be granted.

9.21 The noise impact assessment showed predicted noise levels as low for both the nearest residential property (which is some distance away), and also the nearest commercial property. Whilst the submitted air quality assessment presented some inaccuracies, BCC Environmental Health sought clarification and has no concerns regarding NO2 from the proposed development.

9.22 BCC Environmental Health offer no objection to the proposal which is considered acceptable with regard to other environmental considerations such as land contamination, noise and air quality.

Conclusion

9.23 Having regard to the policy context and other material considerations above, the proposal is considered acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions, subject to no new substantive planning issues being raised by consultees and third parties.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to Conditions

Conditions:

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. Prior to commencement of structural alterations, a method statement shall be submitted to and approved in writing by the Council to demonstrate how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction and demolition work. The work shall be carried out fully in accordance with the details approved.

Reason: To safeguard the special qualities of the Listed Building.

3. Prior to the commencement of works details of all finishes, schedules and samples for all new external and internal works shall be submitted and agreed in writing with the Council. The work shall be carried out fully in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

4. Under no circumstances whatsoever are heavy duty powered tools (for example, air-driven tools; electric angle grinders and so forth) to be used to cut back masonry joints prior to repointing.

Reason: To safeguard the special qualities of the Listed Building.

5. Before work begins on masonry cleaning, a method statement showing how the cleaning will conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete) must be submitted to and agreed and approved in writing by the Council. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the approved method recorded. The masonry cleaning shall not take place unless in accordance with the approved details.

Reason: To safeguard the special qualities of the Listed Building.

6. Windows and external doors shall be repaired in accordance with the method statements set out in 8.04 & 8.05 of the Construction Method Statement submitted for LA04/2021/1778/F. Final coat of paint to all external joinery shall be brush-applied on site (i.e. not factory finished).

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

7. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

8. Prior to commencement of the suspended Meeting Pod, samples shall be submitted to and approved in writing by the Council in respect of the materials and finishes proposed for the:

- a. soffit (underside of floor);
- b. glazing panels and framing; and
- c. vent cowls (these should terminate via the roof directly above).

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

9. Prior to commencement of works external finishes, samples shall be submitted to and approved in writing by the Council in respect of materials and finishes proposed, to include;

- a) Replacement sample if sufficient slate is not salvageable from the existing roof;
- b) Replacement rainwater goods;
- c) Vent cover grilles;
- d) Brickwork, to include size, colour, texture and pointing mortar mix; and
- e) Corten panel to plant enclosure.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

10. No work shall commence on external landscaping until samples of all surface finishes have been submitted to and agreed in writing by the Council. Samples shall be retained on site until completion of the works. The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

11. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council.

The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

12. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 11. These measures shall be implemented, and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

13. The parking facilities, as described in the Transport Assessment Form, published on the Planning Portal 29th July 2021, shall be open and available for use during all hours of business.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation around and within the site.

14. The development hereby permitted shall operate in accordance with the Service Management Plan published on the Planning Portal 20th August 2021.

Reason: In the interests of road safety and the convenience of road users.

15. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified in writing immediately. This new contamination shall be fully investigated in accordance

with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

16. Prior to the commencement of works, a final Construction Environmental Management Plan (CEMP) / Construction Method Statement (CMS) shall be submitted to and agreed in writing with the Council. The works shall not be carried out unless in accordance with the approved CEMP.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment prior to works beginning on site.

17. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease, and the Planning Authority shall be notified in writing immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-managethe-risks> In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and approved in writing by the Planning Authority, and subsequently implemented and verified to its satisfaction.

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

18. After completing all remediation works under Condition 17 and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

Signature(s)

Date:

ANNEX	
Date Valid	1st July 2021
Date First Advertised	13th August 2021
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 2,3-5 ,Milewater Basin,Belfast,Down,BT3 9AS</p> <p>The Owner/Occupier, First Floor,Concourse 3,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Fourth Floor,Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Grant Electrical Services,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Ground Floor (Left Front),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Ground Floor (Left Rear),Concourse 3,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Ground Floor (Right),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, H M S Caroline,Milewater Basin,Belfast,Down,BT3 9AD</p> <p>The Owner/Occupier, Harland & Wolff Shipbuilding & Heavy Ind,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 1,11 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 1,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 2,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 3-4,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 7-10,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Offices 5 & 6,Concourse 2,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Second Floor (Left),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Second Floor (Right),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Shipbuilding Works,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Third Floor (Left),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p>	

The Owner/Occupier,
 Third Floor (Right),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
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 The Owner/Occupier,
 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Unit 6-8 Oakbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Works,Musgrave Channel Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Works,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Zero Refrigeration,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT

Date of Last Neighbour Notification	4th August 2021
Date of EIA Determination	9 th Septmeber 2021
ES Requested	No

Planning History

Ref ID: LA04/2020/2127/PAN

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facility

Address: Thompson Dock pump house, Queens Road, Belfast, BT3 9DT,

Decision: PANACC

Decision Date:

Ref ID: LA04/2021/1778/F

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities.

Address: Thompson Dock Pump House and Car Park of Northern Ireland Science Park (Innovation Centre), Queens Road, Belfast, BT3 9DT.,

Decision:

Decision Date:

Ref ID: LA04/2021/1779/LBC

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities.

Address: Thompson Dock Pump House, Queens Road, Belfast, BT3 9DT.,

Decision:

Decision Date:

Ref ID: LA04/2016/1894/DC

Proposal: Discharge of condition 2 on planning application Z/2014/0875/F
Address: Blocks 1,2,and 3 of, Thompson Dock Pump House, Thompson Dock Pump House,
Queens Road, Belfast,
Decision: AL
Decision Date:

Ref ID: Z/2012/0892/F

Proposal: Restoration and repair of existing blocks1&2 including re-roofing external fabric repairs & new windows. Internal alterations including removal of existing walls and services to provide open plan office accommodation with meeting rooms, WC & tea points as well as mezzanine to block2. New external ramps to block 1& 2 to provide disabled access.
Address: Thompson Dock Pump House, Queens Road, Belfast, BT3 9DT,
Decision: PG
Decision Date: 19.09.2012

Ref ID: LA04/2018/1103/A

Proposal: To incorporate 1No. sided standard six sheet advertising display unit at leaving end within a Belfast Rapid Transit Shelter
Address: Queens Road outside White Star House approx. 20m East of entrance to Catalyst Inc
Note: This location also identified as BRT Halt - Catalyst Inc Country Bound,
Decision: CG
Decision Date: 28.06.2018

Ref ID: LA04/2017/0357/PAN

Proposal: The construction of a 5 storey office development for science and IT based businesses, and associated car parking, landscaping, public amenity space etc.
Address: Queens Road, Queens Island, Belfast, BT3 9DT,
Decision: PANCON
Decision Date:

Ref ID: LA04/2017/1991/F

Proposal: Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.
Address: Land adjacent to, Concourse Buildings, Queens Road, Belfast, BT3 9DT.,
Decision:
Decision Date:

Ref ID: Z/2000/2505

Proposal: Proposed mixed use development.
Address: Titanic Quarter, Belfast Harbour, Belfast BT3.
Decision:
Decision Date:

Ref ID: Z/1991/0033

Proposal: Infill of Alexandra dry dock
Address: ALEXANDRA DRY DOCK QUEENS ROAD BELFAST BT3
Decision:
Decision Date:

Ref ID: Z/2003/2564/F

Proposal: Removal of condition no 7 from planning permission ref Z/2001/0920/F, for innovation centre small/ medium technology companies.
Address: Innovation Centre, Queens Road, Queens Island, BT3 9DT
Decision:
Decision Date: 15.12.2003

Ref ID: Z/2001/0920/F

Proposal: Construction of phase 1 infrastructure, building, associated car parking, landscaping and other ancillary works for the Northern Ireland Science Park. Building to provide accommodation for high growth small to medium sized high technology companies.

Address: Queens Road, Queens Island, Belfast

Decision:

Decision Date: 19.11.2001

Ref ID: Z/2006/2677/F

Proposal: Erection of an extension to the Innovation Centre to provide exhibition and information space.

Address: Land to the north of the Innovation Centre, Northern Ireland Science Park, Queens Road, Queens Island, Belfast

Decision:

Decision Date: 04.04.2007

Ref ID: Z/2003/0535/RM

Proposal: Construction of building No.3 for high growth medium to large size high technology companies, infrastructure, associated car parking, landscaping and other ancillary work.

Address: Queens Road, Queens Island, Belfast, BT3 9DU

Decision:

Decision Date: 18.12.2003

Ref ID: Z/1998/1019

Proposal: Construction of 50 cubic metre spoil bay for waste transfer of excavated footway and carriageway material

Address: CLARENCE WORKS QUEENS ROAD BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2005/1435/A

Proposal: 6 x internally illuminated signs.

Address: White Star House, N.I. Science Park, Queens Road, Queens Island, Belfast. BT3 9DT

Decision:

Decision Date: 23.09.2005

Ref ID: LA04/2017/0751/PAN

Proposal: The construction of a 5-storey office development for Science and I.T. based business, and associated car parking, landscaping, public amenity space etc.

Address: Queens Road, Queens Island, Belfast, BT3 9DT.,

Decision: PANACC

Decision Date:

Ref ID: Z/2004/2695/F

Proposal: Construction of building No.3 (accommodation for hi-tech companies), infrastructure, associated car parking, landscaping and other ancillary works. (Amendment to previous reserved matters, ref: Z/2003/0535/RM)

Address: Northern Ireland Science Park, Queens Road, Queens Island, Belfast.

Decision:

Decision Date: 17.02.2005

Ref ID: Z/2013/1509/F

Proposal: Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station

Address: Land East of Queen's Road and Northern Ireland Science Park, south of channel commercial park and west of Musgrave Channel Road, Queens Road, Queen's Island, Belfast,
Decision: PG

Decision Date: 12.08.2014

Ref ID: Z/2013/1511/F

Proposal: Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.

Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT,
Decision: PG

Decision Date: 08.12.2015

Ref ID: Z/2011/0118/F

Proposal: Erection of 2 no. film studios with associated ancillary accommodation and car-parking.

Address: site to north-east of existing 'Paint Hall' structure, Queen's Road, Titanic Quarter, Belfast,

Decision:

Decision Date: 21.11.2011

Ref ID: Z/2000/2205/O

Proposal: Science Park (research driven centre for knowledge based industry)

Address: Queen's Road, Queen's Island, Belfast

Decision:

Decision Date: 12.04.2001

Ref ID: Z/2001/0922/O

Proposal: Redevelopment of the site as a science park

Address: Queens Road, Queens Island, Belfast

Decision:

Decision Date: 22.03.2002

Ref ID: Z/2007/1222/LB

Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets

Address: Thompson Dock Pump House, Titanic Quarter, Belfast

Decision:

Decision Date: 16.08.2007

Ref ID: Z/2007/1239/F

Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets

Address: Thompson Dock Pump House, Titanic Quarter, Belfast.

Decision:

Decision Date: 16.08.2007

Ref ID: Z/2012/0158/LBC

Proposal: Restoration and repair of existing blocks 1 and 2 including re-roofing, external fabric repairs and new windows. Internal alterations including removal of existing walls and services to provide open plan office accommodation with meeting rooms, WC and tea points and mezzanine to block 2

Address: Blocks 1 and 2 Pump House, Thompson Dock, Queen's Road, Belfast, BT3 9DV,
Decision: CG
Decision Date: 19.09.2012

Ref ID: Z/2008/0490
Proposal: Pump House Visitor Centre
Address: NI Science Park, Queens Road, Queens Island, Belfast
Decision:
Decision Date:

Ref ID: Z/2008/0784/LB
Proposal: Proposed works to former boiler block to provide a visitor interpretation centre.
Address: Thompson Pump House, Queens Road, Belfast, BT3
Decision:
Decision Date: 29.06.2009

Ref ID: Z/2008/0752/F
Proposal: Change of use from former workshop and store to provide a visitor, interpretation facility
Address: Thompson Pump-House, Queens Road, Queens Island, Belfast, BT3 9DT
Decision:
Decision Date: 29.06.2009

Ref ID: Z/2005/0299/F
Proposal: Erection of 1.2m high security fence around existing perimeter.
Address: ECIT, Northern Ireland Science Park, Queen's Road, Belfast BT3 9DT
Decision:
Decision Date: 16.05.2005

Ref ID: Z/2011/0834/F
Proposal: Construction of a new sea defence structure to maintain the Graving Dock.
Address: Northern Ireland Science Park, Thompson Graving Dock, Queens Island, Belfast, BT3 9DT,
Decision:
Decision Date: 09.09.2011

Ref ID: Z/2005/1842/F
Proposal: Construction of 3 no. buildings to provide accommodation for high growth, medium to large high technology companies and a landscaped courtyard with associated car parking.
Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT
Decision:
Decision Date: 16.06.2006

Ref ID: LA04/2018/1450/DETEI
Proposal: 4 storey extension with minor refurbishment works.
Address: ECIT, QUB, Northern Ireland Science Park, Queens Road, Queens Island, Belfast, BT3 9DT,
Decision:
Decision Date:

Ref ID: LA04/2018/1892/F
Proposal: Four storey extension to the front of existing ECIT building.
Address: The Institute of Electronics, communications and Information Technology (ECIT), Queens University Belfast (QUB), Northern Ireland Science Park, Queens Road, Queens Island, Belfast, BT3 9DT.,

Decision: PG
Decision Date: 07.09.2020

Ref ID: Z/2014/0875/F

Proposal: Restoration, repair and internal alterations of existing blocks 1-3 of Thompson Dock Pump House for visitor facilities for HMS Caroline. Restoration of Alexandra Dock and external surfacing works

Address: Blocks 1, 2 & 3 of Thompson Dock Pump House, Thompson Dock, Queens Road, Belfast, BT3 9DV,

Decision: PG
Decision Date: 07.07.2015

Ref ID: LA04/2015/0808/A

Proposal: Installation of 4 interpretive signs at the Thompson Dry Dock

Address: Northern Ireland Science Park, Innovation Centre, Queen's Road, Queen's Island, Belfast, BT3 9DT,

Decision: CG
Decision Date: 11.01.2016

Ref ID: Z/2014/0877/LBC

Proposal: Restoration, repair and internal alterations of existing blocks 1-3 of Thompson Dock Pump House for visitor facilities for HMS Caroline. Restoration of Alexandra Dock and external surfacing works

Address: Blocks 1 2 and 3 of Thompson Dock Pump House, Thompson Dock, Queen's Road, Belfast, BT3 9DV,

Decision: CG
Decision Date: 07.07.2015

Ref ID: Z/2014/0806/LDE

Proposal: NISP are seeking confirmation that the roadway marked in green on an attached plan (L02) does not require planning permission on the grounds that it has been on this footprint since circa 1905-11 and has simply been re surfaced and level raised since. Proof of this is given in the accompanying portfolio of historic photographs and maps.

Address: Roadway alongside, Thompson Dock, Queens Island, Belfast,

Decision: PPG
Decision Date:

Ref ID: LA04/2019/0471/LBC

Proposal: Replacement of timber main entrance doors to block 1 (D30) with new doors of amended design-lower height doors with 2 top lights due to damage. Painted hardwood timber with single glazing as per original.

Address: Blocks 1, 2 & 3 of Thompson Dock Pump House, Thompson Dock, Queens's Road, Belfast, BT3 9DV.,

Decision: CG
Decision Date: 30.05.2019

Ref ID: LA04/2019/1848/LDE

Proposal: Continued use as Restaurant/Cafe.

Address: Thompson Dock Pump House, Queens Road, Belfast, BT3 9DT.,

Decision: PG
Decision Date:

Ref ID: LA04/2020/0565/F

Proposal: Proposed 20m telecommunications column, with 6no. antennae (3No. enclosed within a shroud. 3no. not enclosed) and 3No. radio units. Proposal includes the provision of 4No. new equipment cabinets and associated ground works.

Address: On lands adjacent to, The Innovation Centre carpark, 26m west of, 15 Queens Road, Queens Island, Belfast, BT3 9DT.,

Decision: PG

Decision Date: 01.12.2020

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A