

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 14/12/21	<b>Item Number:</b>
<b>Application ID:</b> LA04/2021/2242/F	<b>Target Date:</b>
<b>Proposal:</b> Erection of new 15no storey purpose-built student accommodation building and associated development (amended scheme from that previously approved under application reference LA04/2018/2602/F)	<b>Location:</b> Lands bounded by Little Victoria Street, Bruce Street, and Holmes Street, Belfast
<b>Referral Route:</b> Major application	
<b>Recommendation:</b> Approval subject to Conditions	
<b>Applicant Name and Address:</b> ES Little Victoria Street Ltd 17-19 Dungannon Road Cookstown BT80 8TL	<b>Agent Name and Address:</b> Clyde Shanks Ltd 2nd Floor 7 Exchange Place Belfast BT1 2NA
<b>Executive Summary:</b>  <p>The application seeks full permission for a 15 storey purpose-built student accommodation building and associated development. The application is an alternative scheme to a previous planning permission for a 15 storey student accommodation building approved under LA04/2018/2602/F. It follows a brief Pre Application Discussion process.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>principle of development and use</li> <li>principle of demolition</li> <li>scale, massing and design</li> <li>amenity and open space</li> <li>access, movement, parking and transportation, including road safety</li> <li>flood risk</li> <li>other environmental matters</li> <li>developer contributions</li> </ul> <p>The application site measures approximately 0.1ha and is located at lands bounded by Little Victoria Street, Bruce Street, and Holmes Street, Belfast. It is a cleared brownfield site which originally accommodated a two storey L-shaped building with a pitched roof and predominantly red bricked finish.</p> <p>The site is within the development limits and within the city centre of Belfast in BUAP, and both versions of Draft BMAP (2004 and 2014). The site is unzoned whiteland within BUAP; unzoned whiteland but also within the main office area/ Commercial District Character Area in dBMAP (2004); and unzoned whiteland but also within the Commercial District Character Area in dBMAP (2015). The site is in the vicinity of Linen Conservation Area.</p>	

The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), PPS3, PPS6, PPS7, PPS8, PPS12, PPS13 and PPS15.

There were no objections raised by consultees, however, responses from BCC Environmental Health and BCC City Services are outstanding. Following advertisement in the local press as well as neighbour notification, no written representations were received.

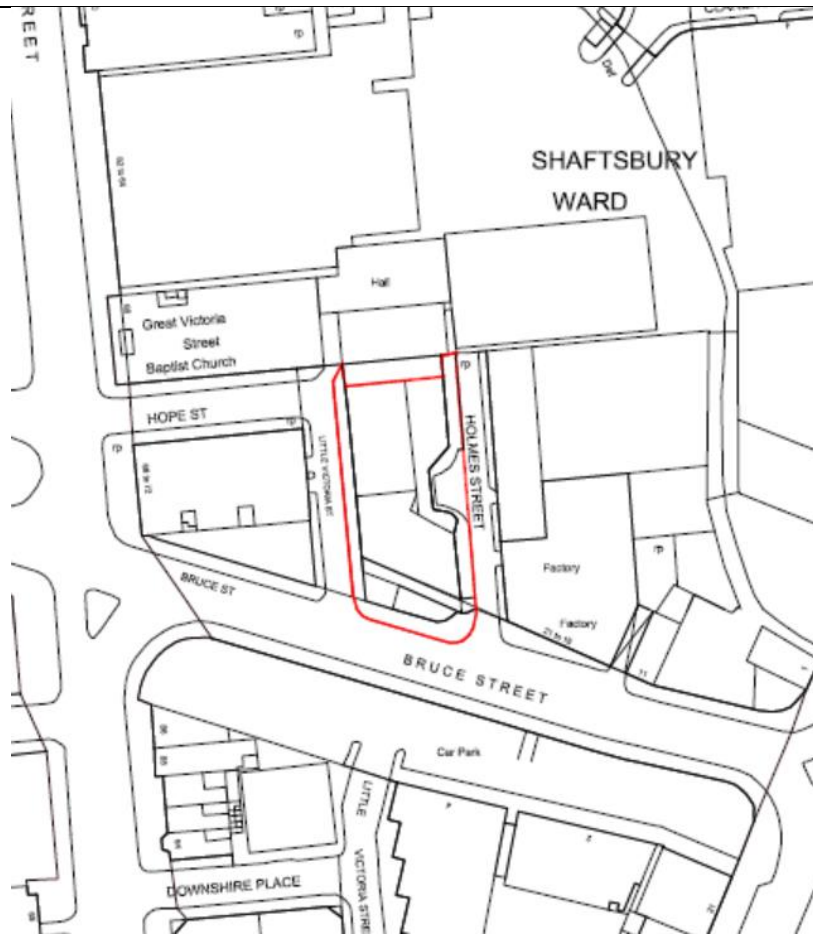
Having regard to the previous approval under LA04/2018/2602/F the proposal is considered acceptable.

Whilst consultations are still outstanding at this time with respect to Environmental Health (Construction Environmental Management Plan) and City Services (Waste Management), the applicant has set out the urgency of reporting this application to the December Planning Committee. They are required to deliver the scheme by August 2023 in time for the September 2023 academic year. The applicant states that this is a very tight timescale for a building of this size, complexity and considering the various construction constraints, however with a construction commencement in January 2022 they believe it is achievable. Moreover, officers have regard to the nature of the proposal which is essentially an amendment to a previously approved scheme. Officers advise that the Council as Planning Authority has a very significant role to play in delivery of new development and it is considered appropriate in this instance to bring this application before the Planning Committee now. It is anticipated that an update on these outstanding consultations will be provided via the Late items report.

It is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission, subject to receipt of final comments from Consultees, finalising the wording of conditions and completion of a Section 76 planning agreement to secure a management plan in the interests of the amenities of the area.

## 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

### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

1.1 The application seeks full planning permission for the erection of a new 15no storey purpose-built student accommodation building and associated development. The application is an alternative scheme to a previous planning permission for a 15 storey student accommodation building approved under LA04/2018/2602/F. It follows a brief Pre Application Discussion process.

#### 2.0 Description of Site

2.1 The application site measures approximately 0.1ha and is located at lands bounded by Little Victoria Street, Bruce Street, and Holmes Street, Belfast. It is a cleared brownfield site which originally accommodated a two storey L-shaped building with a pitched roof and predominantly red bricked finish. A number of commercial units occupied the ground floor of the building.

2.2 The site is within the development limits of Belfast and within the city centre in BUAP, and both versions of Draft BMAP (2004 and 2014). The site is unzoned whiteland within BUAP; unzoned whiteland but also within the main office area/ Commercial District Character Area in dBMAP (2004); and unzoned whiteland but also within the Commercial District Character Area in dBMAP (2015). The site is in the vicinity of Linen Conservation Area.

## **Planning Assessment of Policy and Other Material Considerations**

### **3.0 Site History**

3.1 The most relevant planning history is a recently approved permission on the site, under application reference LA04/2018/2602/F for “Demolition of existing building at lands bound by Little Victoria Street, Bruce Street & Holmes Street and erection of new 15No. storey purpose built student accommodation building” which was granted permission on 12/03/21. The proposal falls under the category of Major Development, and Pre Application Community Consultation was carried out under the planning reference LA04/2021/1424/PAN.

3.2 A previous application, Z/2008/2205/F, for “Proposed office and retail development over 12 floors. Associated siteworks and roadworks” was granted permission on 09/10/14.

### **4.0 Policy Framework**

#### **4.1 Regional Development Strategy**

#### **4.2 Belfast Urban Area Plan 2001 (BUAP)**

#### **4.3 (Draft) Belfast Metropolitan Area Plan (BMAP) 2004**

#### **4.4 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015**

#### **4.5 Developer Contribution Framework 2020**

#### **4.6 Strategic Planning Policy Statement (SPPS)**

#### **4.7 Planning Policy Statement (PPS) 3: Access, Movement and Parking**

#### **4.8 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage**

#### **4.9 Planning Policy Statement (PPS) 7: Quality Residential Environments**

#### **4.10 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation**

#### **4.11 Planning Policy Statement (PPSS) 12: Housing in Settlements**

#### **4.12 Planning Policy Statement (PPS) 13: Transportation and Land Use**

#### **4.13 Planning Policy Statement (PPS) 15: Planning and Flood Risk**

#### **4.14 Developer Contribution Framework (2020)**

### **5.0 Statutory Consultees**

#### **5.1 DFI Roads Service – No objection**

#### **5.2 Northern Ireland Water Ltd – No objection**

#### **5.3 DfI Rivers Agency – No objection**

#### **5.4 DAERA Regulation Unit – No objection subject to conditions**

#### **5.5 DAERA Water Management Unit – No objection**

#### **5.6 DAERA Natural Environment Division – No objection**

#### **5.7 DAERA Drinking Water Inspectorate – Issues raised (see main report)**

### **6.0 Non Statutory Consultees**

#### **6.1 BCC Environmental Health – Awaiting comments (8 conditions suggested in previous response)**

#### **6.2 BCC City Services (Waste Management) – Awaiting comments**

#### **6.3 BCC Urban Design Officer – no objections**

#### **6.4 BCC Conservation Officer – No objection subject to conditions**

#### **6.5 BCC City and Regeneration – Issues raised (see main report)**

#### **6.6 BCC Landscape and Development - No objection**

#### **6.7 BCC Economic Development Unit – recommendation for Employability and Skills contribution**

#### **6.8 Belfast City Airport – No objection**

## 7.0 Representations

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

## 8.0 Other Material Considerations

### 8.1 Parking Standards (former DoE)

### 8.2 Creating Places (former DoE)

### 8.3 HMO Subject Plan 2015

### 8.4 Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note

### 8.5 Belfast: A Framework for student housing and purpose-built student accommodation (Supplementary Planning Guidance)

### 8.6 The Belfast Agenda

## 9.0 Assessment

9.1 Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the said Act, regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.

9.2 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 the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious). The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and within the Linen Conservation Area.

9.3 The proposed development is for the erection of a new 15no storey purpose-built student accommodation building and associated development. This is an alternative to a previous approved scheme (LA04/2018/2602/F) and this report shall address the changes. During the original planning process the applicant had been in advanced commercial discussions with UK student housing provider, Vita. This amended scheme has been designed to specifically respond to this operator's commercial requirements due to a change in accommodation from clusters to individual self-contained studios. The extant approval is for 274 rooms, whereas the proposed is for 271.

9.4 The key issues are:

- principle of development and use
- principle of demolition
- scale, massing and design
- amenity and open space
- access, movement, parking and transportation, including road safety
- flood risk
- other environmental matters
- developer contributions

## 9.5 Principle of Development and Use

9.6 The site is within the development limits and the city centre of Belfast in BUAP, and both versions of Draft BMAP (2004 and 2014). The site is currently vacant and is previously developed land. The principle of a development of this broad form, scale and use in this location

has already been established through the previous planning permission (LA04/2018/2602/F). This represents a fall-back which could be implemented as an alternative were planning permission for the current scheme to be refused. The proposal would make effective use of previously developed land in a sustainable location. Having regard to policy considerations, the fall-back of the previous planning permission and these factors, the principle of development is considered acceptable.

#### 9.7 Principle of Demolition

The original building on the site (now demolished) was not listed nor is the site within a Conservation Area or Area of Townscape Character. The building is no longer in situ and therefore its demolition is not a consideration.

#### 9.8 Scale, Massing and Design

The proposed building remains 15 storeys with 271 self-contained studios as opposed to 274 rooms as previously approved. As with the extant approval, the building displays a lower five storey podium 'base' upon which a narrower ten storey element is setback above. The five storey 'podium' along Bruce Street, remains as the extant approval, ties in with the shoulder height of the adjacent buildings on either side and ensures the scheme reflects the lower streetscape. This was considered key to ensure that the scheme forged a consistent, human-scale relationship with the street by extending the shoulder height along Bruce Street and also given the fact that the orientation of the podium building line would continue that of the adjacent 'Creations' building. The proposed building's form, scale and massing remains largely the same as approved previously, and in this regard remain acceptable.

9.9 There is a small increase in overall height of approximately 1.6m, mainly required for the revised internal layout, minimum user requirements and required structural slab depths. The extant approval featured a projecting "overhang" onto Holmes Street which was the subject of objections at the time of assessment. The proposal shows the removal of this which is welcomed. The BCC Urban Design Officer states this a *'more simplified massing and increased elegance to the overall form'*.

9.10 In their comments the BCC Urban Design Officer points out that while undoubtedly a tall building, the *'proposed scale, height and massing is cognisant of existing context and approved schemes elsewhere within this area. Careful consideration has also been given to the form of the building with the effective use of a lower scale podium which visually breaks up the massing and allows the taller tower element to be setback from the street.'*

9.11 Due to internal reconfiguration there are proposed external changes, further refinement has seen a greater degree of articulation and simplification to the window arrangements and solid-to-void ratios without deviating greatly from the extant approval. This particularly evident in the upper floor facades. The BCC Urban Design Officer states *'While the five storey podium still forms a strong 'base' to the building it now shares a common architectural language with the remaining ten floors of the tower element including a consistent rhythm of bays, widths of glazing units, window framing/panel arrangements and a general increase in vertical expression. The upper two floors have now been more subtly delineated as an 'attic/top' element compared to the extant approval where much narrower 'slot' window openings were proposed across the upper three floors.'*

9.12 With regards to external materials, the revised proposal seeks to remain true to the material finish of the extant approval with traditional red brick and light panelling/curtain walling. As before, a light coloured metal framing is to be incorporated as an accent colour across the building, being applied to panelling between floors/windows within the 'top' and 'mid-section' as well as window louvres, curtain walling framing at ground and first floor levels and a future vertical signage zone at the corner of the building spanning second floor to fourth floor which will provide a degree of contrast with the mellowed red brick. A condition shall be attached should

approval be granted stating that materials shall be agreed in writing with the Council prior to commencement of development.

9.13 There are a number of changes to the ground floor layout. The ground floor retail unit previously approved has been removed, and instead this space proposed as additional internal communal/social space (319 sqm) with the primary ground floor entrance relocated to Bruce Street (main elevation). This communal hub which will provide a substantial degree of activity to the building as well as passive surveillance to the new landscaped area to the front of the building along Bruce Street (which remains as per the extant approval).

9.14 The amendments to the previous approval are considered acceptable would not impact on the character and appearance of the adjacent conservation area above or beyond what has previously been granted approval. Therefore, the proposal is considered acceptable having regard to Policy BH12, New Development in a Conservation Area, of PPS 6.

#### **9.15 Amenity and Open Space**

The proposal has been assessed against Policies QD1 of PPS7 and OS2 of PPS8 and 'Creating Places' guidance. Communal recreational space has been provided with a roof terrace of approximately 60 sqm as opposed to 120 sqm as approved. Whilst this has decreased there is the additional communal ground floor space previously mentioned of 319 sqm, and a ground floor terrace to Little Victoria Street.

#### **9.16 Access, movement, parking and transportation, including road safety**

DFI Roads commented on the application initially identifying a number of issues needing to be addressed. Amendments were submitted and DFI Roads responded with no objection to the proposal on 06/12/21. The proposal is considered acceptable with regard to access, movement, parking and transportation issues having regard to PPS 3 and relevant policy.

#### **9.17 Flood Risk**

A Drainage Assessment was submitted and sent to DFI Rivers Agency for comment. They responded on 19/11/21 requesting confirmation from NI Water giving consent to discharge 5 l/s of storm water runoff from the site to the existing NI Water system, and Article 161 Agreement between the applicant and NI Water to provide a new storm sewer to serve this development.

9.18 An Article 161 response letter from NI Water that indicates a new storm drain will be constructed to serve this development was submitted as well as an amended Drainage Strategy Report. Whilst DFI Rivers Agency responded with no objection to the proposal on 06/12/21 they stated the applicants Drainage Layout drawing indicates the proposals are 'Preliminary' and therefore requested a condition be attached that should the final drainage design is changed in anyway, they are consulted. This condition is recommended.

#### **9.19 Other environmental matters**

A Preliminary Risk Assessment and Generic Quantitative Risk Assessment (GQRA) were 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 conditions to be included should approval be granted

9.20 DAERA Water Management Unit 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. Moreover, there is the fall-back of the previous planning permission.

9.21 DAERA Drinking Water Inspectorate requested an updated scoping exercise to be completed to ascertain the impact on any private water supplies. However, this issue was not raised by DAERA when they were consulted in relation to the previous application. There is an extant permission for a very similar development on the site and the new proposal raises no new

impacts in terms of drinking water supply. An updated GQRA has been provided by the applicant which demonstrates that the proposal will not impact on any private water supplies. This has been forwarded to DAERA.

9.22 Air quality assessments as well as noise impact assessment were submitted. To ensure the necessary noise mitigation measures are fully understood and incorporated within the development to protect future occupants, a number of conditions have been suggested by BCC EHO. With regards to air quality a condition is suggested stating that in the event that any substantial centralised combustion sources (generators, boilers, CHP or biomass) are proposed as part of the development an updated air quality assessment shall be submitted and agreed in writing prior to the installation of the plant. At the time of writing final comments are outstanding from BCC EHO with regards to the Construction Environmental Management Plan (CEMP) submitted.

9.23 BCC City Services (Waste Management) were consulted with regards to waste management for the proposal. Comments had not been sought during the assessment of the previous approval and clarification was sought on a number of issues. Additional information has been forwarded by the Agent to City Services and at the time of writing their comments are outstanding. It is expected that updated comments will be reported via the Late items report.

9.24 BCC City and Regeneration initially raised no objection to the proposed development subject to receiving further information on proposals to enhance the public realm immediately surrounding the development proposal. On receipt of additional landscaping drawings they reiterated their concern that there is no longer a commitment to fully enhance the surrounding pavements as per the previous approval. Notwithstanding the submitted details, it would be required by a planning condition that details of proposed public realm enhancements to the adjacent pavements, in line with the original approval, are submitted to the Council for approval.

#### **9.25 Developer Contributions**

The developer entered into a Section 76 legal agreement with Belfast City Council with regards to the previous approval to secure management of the accommodation in the interests of the amenities of the area. It is considered appropriate therefore that should planning permission be granted for this proposal, the permission should be subject to the developer entering an updated Section 76 legal agreement.

9.26 BCC Economic Development Unit requested a contribution in relation to Employability and Skills but officers consider that this is not required because of the fall-back position with the extant planning permission but it is appropriate to replicate the original apprenticeships clauses from the Section 76 legal agreement for the extant permission.

#### **9.27 Conclusion**

Having regard to the policy context, planning history on the site and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions and a Section 76 planning agreement.

9.28 Whilst consultations are still outstanding at this time with respect to Environmental Health (Construction Environmental Management Plan) and City Services (Waste Management), the applicant has set out the urgency of reporting this application to the December Planning Committee. They are required to deliver the scheme by August 2023 in time for the September 2023 academic year. The applicant states that this is a very tight timescale for a building of this size, complexity and considering the various construction constraints, however with a construction commencement in January 2022 they believe it is achievable. Moreover, officers have regard to the nature of the proposal which is essentially an amendment to a previously approved scheme. Officers advise that the Council as Planning Authority has a very significant role to play in delivery of new development and it is considered appropriate in this instance to



bring this application before the Planning Committee now. It is anticipated that an update on these outstanding consultations will be provided via the Late items report.

9.29 It is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission, subject to receipt of further comments from consultees, finalising the wording of conditions and completion of a Section 76 planning agreement.

### 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. In the event that any substantial centralised combustion sources (generators, boilers, CHP or biomass) are proposed as part of this development and there is a risk of impact at relevant receptor human health locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), this Service would request that an updated Air Quality Impact Assessment be submitted to and approved in writing by the Planning Authority prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and it must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations.

Reason: Protection against adverse air quality impacts.

3. Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades of the hereby permitted development. The window specification for habitable rooms shall be in line with the specifications presented in the table on page 13 and at the various facades and floor levels indicated in figure 5 and 6 of the FR Mark & Associates NIA dated October 2021 NIA, titled: "Proposed Student Accommodation Building, Little Victoria Street."

Reason: In the interests of residential amenity

4. Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, confirmation of the specification of alternative mechanical means of ventilation. The specification shall be in accordance with the recommendations on page 13 of the October 2021 FR Mark NIA titled: "Proposed Student Accommodation Building, Little Victoria Street, Belfast." The specification for the alternative means of ventilation shall demonstrate that the operation of the system or installation of the proposed vents, when open, will not compromise the recommended internal noise levels of habitable rooms as outlined in British Standard BS8233:2014.

Reason: In the interests of residential amenity

5. Prior to occupation of the hereby permitted development, the windows and alternative means of ventilation, as approved, shall be installed throughout the development so as to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided in compliance with building control requirements.

Reason: In the interests of residential amenity.

6. Prior to occupation of the hereby permitted development, the developer shall verify that the window schedule and alternative means of ventilation as approved have been installed by way of a written declaration from the supplier and installation contractor confirming such installation.

Reason: In the interests of residential amenity

7. The rating level (dBLAr,T) associated with the operation of all combined plant and equipment shall not exceed the existing daytime and night-time background noise level dBLA90,T of at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 ?Methods for rating and assessing industrial and commercial sound?.

Reason: In the interests of residential amenity.

8. Within the first year of commencement of operation of the development the Applicant must submit to the Council evidence to demonstrate that the development has obtained accreditation under a government approved accreditation scheme for purpose built student accommodation such as the ANUK/UNIPOL National Code of standards or the Universities UK/HE Guild Management Code. Continued operation of the development thereafter will be subject to accreditation under a government approved accreditation scheme being maintained.

Reason: Protection of the amenity of surrounding uses.

9. No service deliveries to or collections from the hereby permitted development shall take place between the hours of 23:00-07:00hrs Monday to Friday or between the hours of 23:00-09:00hrs on a Saturday and Sunday.

Reason: Protection of residential amenity of future occupants.

10. Prior to installation of external lighting and signage, a detailed layout plan with accompanying key and samples of fittings shall be submitted to and agreed in writing by the Council, and the development shall be carried out in accordance with the approved details.

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

11. Prior to commencement of works on site, samples of the following materials shall be submitted to and agreed in writing by the Council, and the development shall be carried out in accordance with the approved details:

- a. Mellowed red brick;
- b. Soldier course brick;
- c. Self-coloured render;
- d. aluminium louvres; and
- e. metal panelling/framing.

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

Informatives:

This application is subject to a Section 76 planning agreement to secure the management of the accommodation in the interests of the amenities of the area.



<b>ANNEX</b>	
<b>Date Valid</b>	27th September 2021
<b>Date First Advertised</b>	8th October 2021
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b> The Owner/Occupier, 1 Little Victoria Street,Belfast,Antrim,BT2 7JH The Owner/Occupier, 1st Floor Offices,2-4 ,Bruce Street,Belfast,Antrim,BT2 7JD The Owner/Occupier, 2 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier, 2 Little Victoria Street,Belfast,Antrim,BT2 7JH The Owner/Occupier, 2nd Floor Office,68-72 ,Great Victoria Street,Belfast,Antrim,BT2 7BB The Owner/Occupier, 2nd Floor Offices,2-4 ,Bruce Street,Belfast,Antrim,BT2 7JD The Owner/Occupier, 3rd Floor Office,31 Bruce Street,Belfast,Antrim,BT2 7JD The Owner/Occupier, 3rd Floor Offices,2-4 ,Bruce Street,Belfast,Antrim,BT2 7JD The Owner/Occupier, 3rd Floor Offices,31 Bruce Street,Belfast,Antrim,BT2 7JD The Owner/Occupier, 3rd Floor Store,31 Bruce Street,Belfast,Antrim,BT2 7JD The Owner/Occupier, 40-42 ,Little Victoria Street,Belfast,Antrim,BT2 7JH The Owner/Occupier, 4th Floor Offices,31 Bruce Street,Belfast,Antrim,BT2 7JD The Owner/Occupier, 5-6 ,Hope Street,Belfast,Antrim,BT12 5EE The Owner/Occupier, 66a Great Victoria Street Baptist Church,Great Victoria Street,Belfast,Antrim,BT2 7BB The Owner/Occupier, Apartment 1,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier, Apartment 10/11,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier, Apartment 11,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier, Apartment 2,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier, Apartment 3,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier, Apartment 4,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier, Apartment 5,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ The Owner/Occupier,	

Apartment 6,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ  
 The Owner/Occupier,  
 Apartment 7,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ  
 The Owner/Occupier,  
 Apartment 8,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ  
 The Owner/Occupier,  
 Apartment 9,Millennium Court,4 Downshire Place,Malone Lower,Belfast,Antrim,BT2 7JQ  
 The Owner/Occupier,  
 Great Victoria Street Baptist,1 Hope Street,Belfast,Antrim,BT12 5EE  
 The Owner/Occupier,  
 Ground & 1st Floor,68-72 ,Great Victoria Street,Belfast,Antrim,BT2 7BB  
 The Owner/Occupier,  
 Ground Floor Offices,2-4 ,Bruce Street,Belfast,Antrim,BT2 7JD  
 The Owner/Occupier,  
 Ground Floor,68-72 ,Great Victoria Street,Belfast,Antrim,BT2 7BB

<b>Date of Last Neighbour Notification</b>	5th October 2021
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

#### Planning History

Ref ID: Z/1985/2099  
 Proposal: DEMOLITION OF 23-31 BRUCE STREET, 10-14 LITTLE VICTORIA STREET, 12-30  
 Address: LITTLE VICTORIA STREET, BRUCE STREET, HOLMES STREET  
 Decision:  
 Decision Date:

Ref ID: Z/1989/2272  
 Proposal: Change of use from showroom to retail use  
 Address: UNIT 7,BRUCHE HOUSE LITTLE VICTORIA STREET BELFAST BT2  
 Decision:  
 Decision Date:

Ref ID: Z/1987/1073  
 Proposal: Construction of showroom premises  
 Address: 8 LITTLE VICTORIA STREET, BELFAST BT2 7JH  
 Decision:  
 Decision Date:

Ref ID: Z/1986/2315  
 Proposal: Erection of restaurant premises  
 Address: 4-6 LITTLE VICTORIA STREET, BELFAST BT2 7JH  
 Decision:  
 Decision Date:

Ref ID: Z/2005/0930/F

Proposal: Change of use from shop to hot food carryout.  
Address: 2 Little Victoria Street, Belfast, BT2 7JH  
Decision:  
Decision Date: 22.07.2005

Ref ID: Z/1987/0557  
Proposal: Erection of showroom premises  
Address: 2 LITTLE VICTORIA STREET BELFAST BT2  
Decision:  
Decision Date:

Ref ID: Z/1986/2319  
Proposal: Erection of shop premises  
Address: 8 LITTLE VICTORIA STREET, BELFAST BT2 7JH  
Decision:  
Decision Date:

Ref ID: Z/1988/2314  
Proposal: Conversion and extension of existing dwellings into self contained flats  
Address: 213,215,217,219,221 CRUMLIN ROAD BT14  
Decision:  
Decision Date:

Ref ID: Z/1988/2563  
Proposal: Erection of garage to house mini-bus  
Address: BAPTIST CHURCH LITTLE VICTORIA STREET BELFAST BT  
Decision:  
Decision Date:

Ref ID: Z/1985/0399  
Proposal: CHANGE OF USE TO TURF ACCOUNTANTS OFFICE  
Address: 369 NEWTOWNARDS ROAD  
Decision:  
Decision Date:

Ref ID: LA04/2021/1424/PAN  
Proposal: Demolition of existing property and erection of purpose built multi-storey managed student accommodation and associated shared/ancillary spaces (amended scheme that includes re-configuration of proposed student accommodation).  
Address: 5-7 Little Victoria Street + 28-29 Bruce Street, Belfast.,  
Decision: PANACC  
Decision Date:

Ref ID: LA04/2021/2242/F  
Proposal: Erection of new 15no storey purpose built student accommodation building and associated development (amended scheme from that previously approved under application reference LA04/2018/2602/f)  
Address: Lands bounded by Little Victoria Street, Bruce Street, and Holmes Street, Belfast,

Decision:  
Decision Date:

Ref ID: LA04/2021/1157/F

Proposal: Construction of replacement Church with provision of in-curtilage parking and all associated site works.

Address: Great Victoria Street Baptist Church, 1 Hope Street, Belfast, BT12 5EE.,

Decision:  
Decision Date:

Ref ID: Z/2014/0005/F

Proposal: Variation of condition no1 of part 1 temporary planning permission for Z/2011/1499/F

Address: Great Victoria Street Baptist Church , 66 Great Victoria Street, Belfast, BT12 5EE,

Decision: PG  
Decision Date: 16.04.2014

Ref ID: LA04/2018/1716/F

Proposal: Retention of existing temporary surface car park for a period of 2 years.

Address: Great Victoria Street Baptist Church, 66 Great Victoria Street, Belfast, BT12 5EE.,

Decision: PG  
Decision Date: 04.04.2019

Ref ID: LA04/2018/1240/PAN

Proposal: Demolition of existing property and erection of purpose built multi storey managed student accommodation and associated shared/ancillary spaces.

Address: 5-7 Little Victoria Street &, 28-29 Bruce Street, Belfast,

Decision: PANACC  
Decision Date:

Ref ID: LA04/2018/2602/F

Proposal: Demolition of existing building at lands bound by Little Victoria Street, Bruce Street & Holmes Street and erection of new 15No. storey purpose built student accommodation building.

Address: Lands bounded by, Little Victoria Street, Bruce Street & Holmes Street, Belfast.,

Decision: PG  
Decision Date: 30.03.2021

Ref ID: Z/2008/1019

Proposal: Road Scheme.

Address: Belfast City Centre Ring - Southern Section, Belfast.

Decision: EOLI  
Decision Date:

Ref ID: Z/2000/0620/O

Proposal: Proposed mixed use comprising a new church with associated facilities, office space, residential units and basement car-parking.

Address: Great Victoria Street Baptist Church, 66 Great Victoria Street, Belfast BT2 7BB

Decision:  
Decision Date: 23.11.2000

Ref ID: Z/2011/1499/F

Proposal: Demolition of Great Victoria Street Baptist Church, refurbishment of church facade and incorporating the construction of a small entrance porch with creation of temporary surface level private car park for church use (amended description).

Address: Great Victoria Street Baptist Church, 66 Great Victoria Street, Belfast, BT12 5EE,

Decision: PG

Decision Date: 31.08.2012

Ref ID: Z/2008/0858/F

Proposal: Demolition of existing church and erection of new development comprising basement carparking, church and ancillary halls to ground and first floor with offices on floors 2-10 above.

Address: 66a Great Victoria Street, 2 Little Victoria Street and 1 Holmes Street, Belfast, BT2 7BB.

Decision:

Decision Date: 04.03.2010

Ref ID: Z/2008/2205/F

Proposal: Proposed office and retail development over 12 floors. Associated siteworks and roadworks. (Amended scheme reduced by two storeys)

Address: 5, 6, 7 Little Victoria Street, BT2 7JH and 23-29 Bruce Street, BT2 7JD

Decision: PG

Decision Date: 13.10.2014

Ref ID: Z/1987/0614

Proposal: Showroom premises

Address: HOLMES STREET, BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/2000/0027/F

Proposal: Shop Front.

Address: Bruce House, Bruce Street, Belfast BT2 7JD

Decision:

Decision Date: 23.02.2000

Ref ID: Z/2000/0028/A

Proposal: Fascia, projecting and wall signs

Address: Bruce House, Bruce Street, Belfast BT2 7JD

Decision:

Decision Date: 19.02.2000

Ref ID: Z/1985/2358

Proposal: DEMOLITION OF 23-31 BRUCE STREET AND 10-14 LITTLE VICTORIA STREET FOR

Address: AREA BOUNDED BY LITTLE VICTORIA STREET, BRUCE STREET AND HOLMES STREET

Decision:

Decision Date:



Ref ID: Z/1987/1798

Proposal: Alterations to facade

Address: UNITS 2-4 BRUCE HOUSE, HOLMES STREET BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1988/2368

Proposal: Intermittent illuminated sign

Address: BRUCE HOUSE, BRUCE STREET BT2

Decision:

Decision Date:

Ref ID: Z/1987/1399

Proposal: Change of use to restaurant

Address: UNITS 2 & 4 BRUCE HOUSE, BRUCE STREET, BELFAST BT2

Decision:

Decision Date:

**Notification to Department (if relevant)**

Date of Notification to Department: N/A

Response of Department: N/A