

Development Management Report Committee Application

Summary	
Committee Meeting Date: 15 February 2022	
Application ID: LA04/2021/2154/F	
Proposal: Change of approved design for Community Hub building included within the extant planning permission ref: LA04/2018/1832/F (dated 21.02.20) for a community led mix use regeneration scheme at the site of the former St Gemma's School	Location: Lands at and surrounding St Gemma's School & The Flax Centre, Ardoyne Avenue, Belfast.
Referral Route: Major Application	
Recommendation: Applicant Name and Address: The Flax & ABC Trust 333 Crumlin Road Belfast BT14 7EA	Approval Agent Name and Address: The Boyd Partnership
Executive Summary: The proposal seeks permission for a revised design and layout for a community hub building - previously approved as part of a larger regeneration scheme under reference LA04/2018/1832/F, granted on 21/02/2019. It was described as follows: <i>Demolition of existing school buildings and erection of a community-led mixed use regeneration scheme comprising the erection of a community hub; 3 retail units (class A1) and 2 retail service units (sui generis); 54 residential units in a mix of 30 dwellings and 24 apartments; the retention, refurbishment and change of use of the Flax Centre to provide business incubation space and education facilities; public realm improvements along Ardoyne Avenue, the creation of a public space, and associated landscaping; car parking; and other ancillary development.</i> The key issues in the assessment of the proposal are as follows and are assessed in the report: - Principle of redevelopment - Acceptability of Community Uses - Loss of Open Space Provision - Impact on neighbouring amenity - Impact on Built Heritage - Traffic and Parking - Impact on trees and Natural Heritage - Contaminated Land - Drainage and Flooding - Pre-application Community Consultation The site is located on unzoned land within the development limits of Belfast. The presumption is therefore in favour of development, subject to the planning considerations as discussed below. The principle of the demolition of the former school building and a mixed-use development, which	

includes housing, retail and community use on the site is acceptable and was established under planning permission LA04/2018/1832/F.

The scale, height and design of the proposed revised community hub building is acceptable when compared to the previously approved building.

The ground floor will comprise training rooms, a dual use area for a café/event space, community offices, gym, boxing ring/training area, with ancillary admin offices, foyer, and toilets. There is also a secure and enclosed external courtyard area for training purposes. The first floor comprises two flexible use halls, changing rooms and gym, with a multi-use sports/community hall at the rear of the building. Externally there is a hard surfaced open event space to the front/north of the building, with community allotment garden to the east between the building and the site boundary. Soft landscaping is proposed around/adjacent to the site boundaries. The mix of uses are considered acceptable at this location, given the previous approval. Technical reports were submitted and assessed as part of the consideration of the application. Consultees, including Environmental Health, have no objections.

The current application substantially removes a buffer landscape area (an area of communal open space) between the community hub building and the approved housing element due to a revised layout for the hub building and associated areas. The open space is relocated within the layout. The revision is necessary for several reasons as discussed in the report, but principally they are required to allow the community groups currently using the site to continue to operate at the site during redevelopment works.

Taken together in terms of the poor condition and suitability of existing community facilities, the provision of various new facilities and capabilities of supporting a larger range of uses and activities within the new building, the proposal would provide a wider/more extensive community benefit in terms of physical and economic regeneration to the area than would likely be derived from the grassed open space as part of the approved layout. The benefit of the previously approved open space was limited to the prospective residents of the new housing. In addition, the private amenity space provision for the new dwellings is compliant with policy and broadly exceeds provision within the locality. The proposed open space is broadly the same size would still be provided for community use/benefit albeit in a different format/layout, more closely linked to the Community Hub building. On balance it is therefore considered that the revised proposal is acceptable in terms of the loss of open space.

Representations

A total of 17 letters of support have been received.

No objections were received.

Consultees & Environmental Matters

No objection from any consultees have been received.

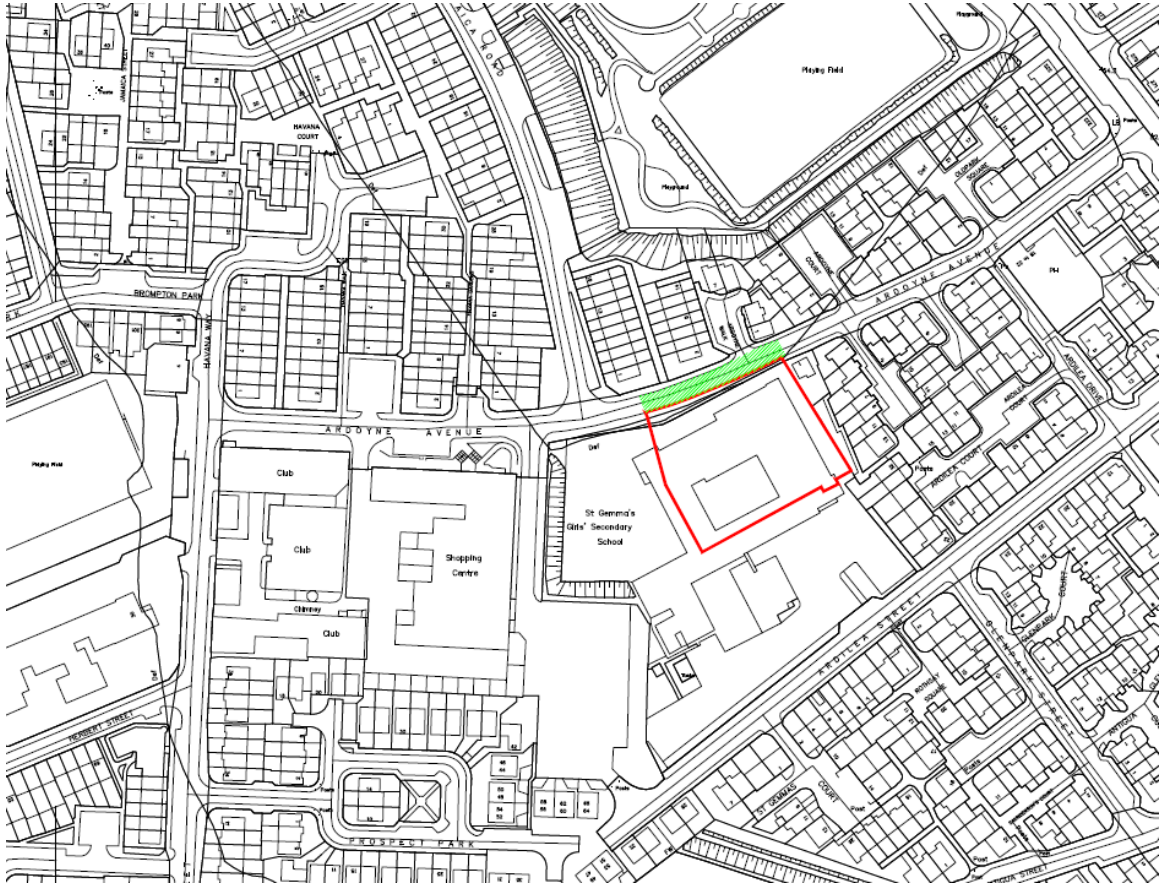
Recommendation

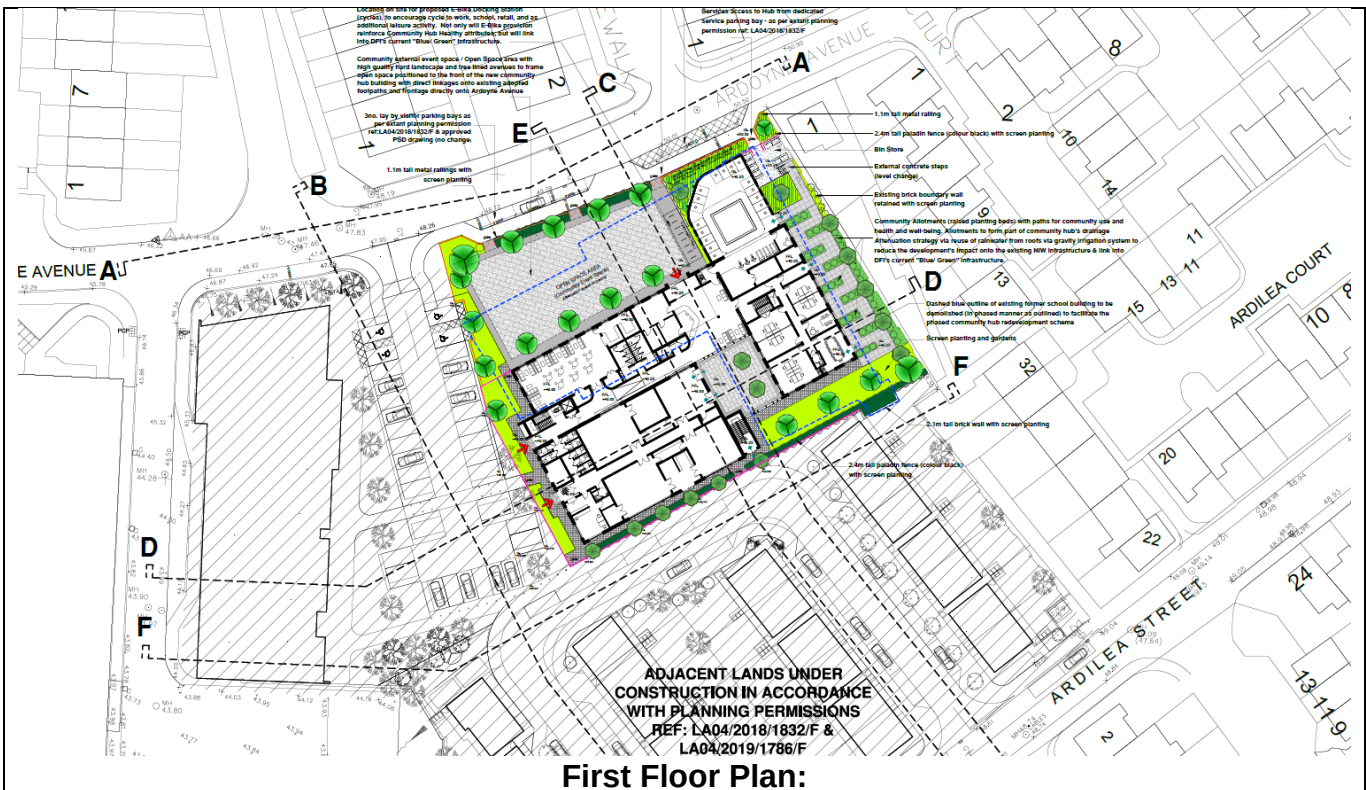
Having had regard to the development plan, relevant planning policies, other material considerations, including previous planning approvals in the area, the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions subject to no substantive issues being raised.

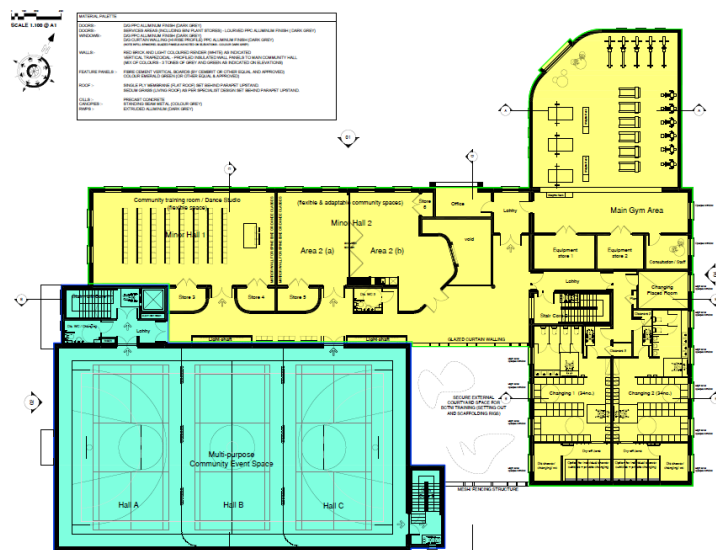
Case Officer Report

Site Location Plan

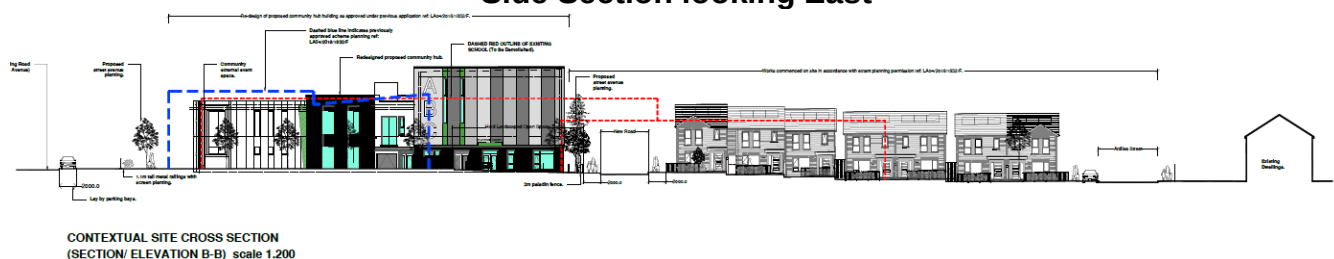




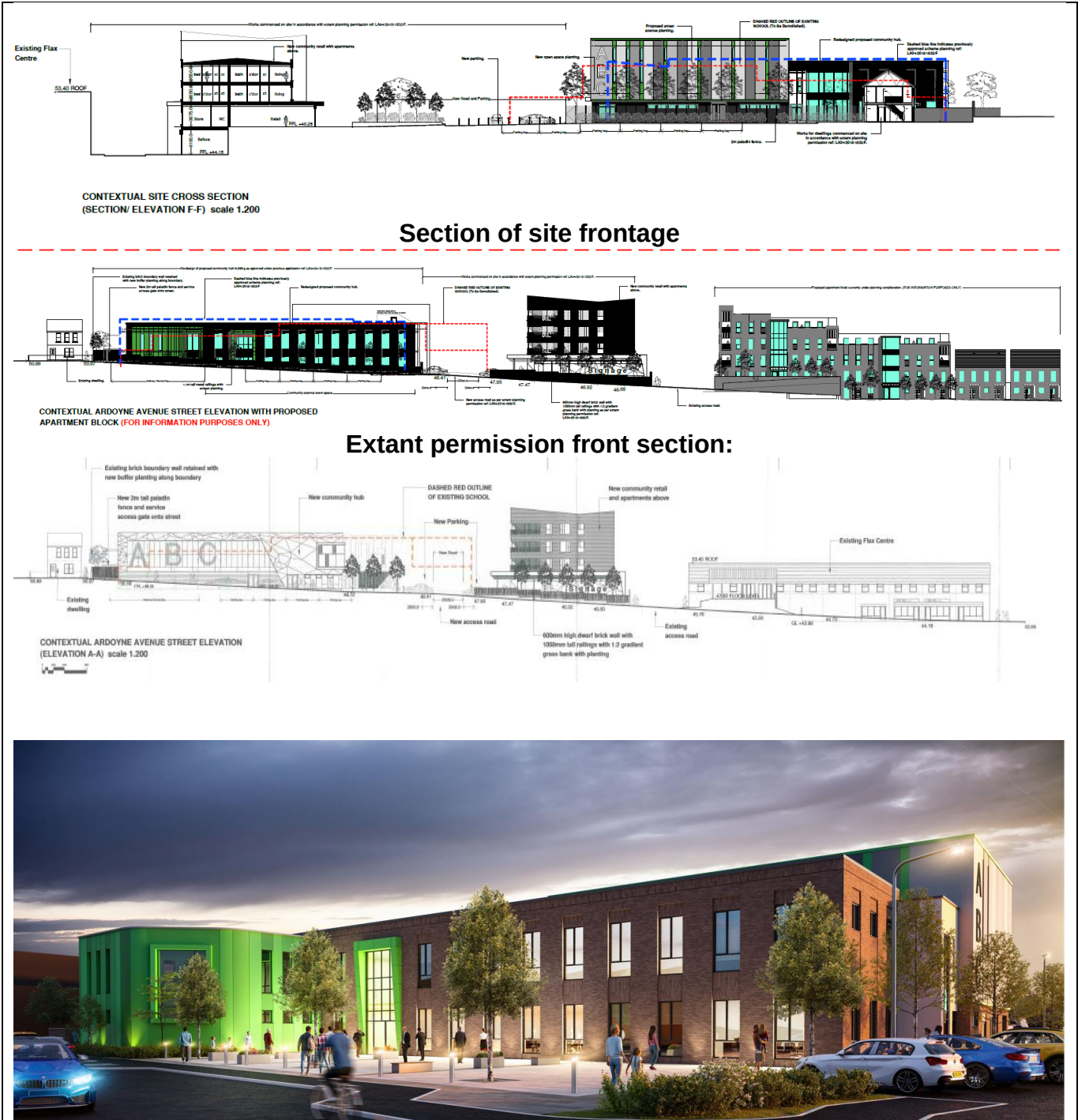
First Floor Plan:



Side Section looking East



Section of rear of site



1.0	The proposal seeks permission for a revised design and layout for a community hub building. This formed part of a previously approved larger regeneration scheme under reference LA04/2018/1832/F, granted on 21/02/2019, described as follows:
1.1	<i>Demolition of existing school buildings and erection of a community-led mixed use regeneration scheme comprising the erection of a community hub; 3 retail units (class A1) and 2 retail service units (sui generis); 54 residential units in a mix of 30 dwellings and 24 apartments; the retention, refurbishment and change of use of the Flax Centre to provide business incubation space and education facilities; public realm improvements along Ardoyne Avenue, the creation of a public space, and associated landscaping; car parking; and other ancillary development.</i>
1.2	The building is two storeys in height. The ground floor will comprise training rooms, a dual use area for a café/event space, community offices, gym, boxing ring/training area, with ancillary

	admin offices, foyer, and toilets. There is also a secure and enclosed external courtyard area for training purposes. The first floor comprises two flexible use halls, changing rooms and gym, with a multi-use sports/community hall at the rear of the building. Externally there is a hard surfaced open event space to the front/north of the building, with community allotment garden to the east between the building and the site boundary. Soft landscaping is proposed around/adjacent to the site boundaries.
2.0	The 0.3264 ha site is located at the former St Gemma's High School, Ardoyne. The site contains the front portion of the former school alongside areas of hard external play (i.e. hard bitmac surfaces) with little or no areas of existing planting. The building fronting onto Ardoyne Avenue with limited existing openings along this street frontage (with except to existing double vehicle access gates and a pedestrian gate). The remaining boundary treatments to the site consists of metal security fencing and imposing solid brick walls (approx 3m tall in areas). The site is bounded to the south by ongoing construction of dwellings, which were approved under reference LA04/2018/1832/F, granted on 21/02/2019. There are established residential areas located to the North, East and South of the site, with an existing youth club and existing Holy Cross Boys PS situated to the West of the site with more established residential housing beyond within the Ardoyne Area.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	LA04/2018/1832/F, granted on 21/02/2019
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2015)
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2 – Planning and Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 4 – Planning and Economic Development Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation Planning Policy Statement 12 - Housing in Settlements Planning Policy Statement 15 - (Revised) Planning and Flood Risk DCAN 8 – Housing in Urban Areas Creating Places
5.0	Statutory Consultees
	Transport NI – No objections subject to conditions; NIWater – No objections; DAERA – No objections subject to conditions; Rivers Agency – No objections; Historic Environment Division – No objection;
6.0	Non-Statutory Consultees
	Environmental Health BCC – no objections subject to conditions; BCC Parks & Leisure (Landscape) – no objections;

	Building Control – no response;
7.0	Representations A total of 17 letters of support were received. No objections were received. No representations from Elected representatives have been received.
8.0	Other Material Considerations NA
9.0	Assessment The key issues in the assessment of the proposed development include: - Principle of redevelopment - Acceptability of Community Uses - Open Space Provision - Impact on neighbouring amenity - Impact on Built Heritage - Traffic and Parking - Impact on trees and Natural Heritage - Contaminated Land - Drainage and Flooding - Pre-application Community Consultation
9.1	Principle of redevelopment Section 6(4) of the Planning Act (Northern Ireland) 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise. 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 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.
9.2	The site is located within the development limits of Belfast within the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan (2015) and is unzoned (whitelands). The presumption is therefore in favour of development subject to the planning considerations detailed below.
9.3	Acceptability of community and leisure uses at this location The proposal includes a range of community and leisure uses within the new Community Hub. The principle for this building has been accepted through the previous permission, which has now been enacted through construction works commencing for other parts of the site. The previous assessment considered that these uses will complement the adjacent housing and retail offer and add to the diversity and sustainability of this local centre, in what is a predominantly residential area. This permission is a significant consideration, and the community building is therefore acceptable in principle.
9.4	Comparison between approved and proposed buildings The approved building comprised 2,620 sqm of floor space proposed in the form a large single building located in the north-east corner of the site running parallel with Ardoyne Avenue, and fronting west into the site. The building has a length of 49.5 metres (to Ardoyne Avenue) and is 30 metres deep. It is a contemporary flat roof structure with a ridge height of 9m. The overall height and massing of the building is similar to that of the existing St. Gemma's school, as shown on the contextual elevation for Ardoyne Avenue (above). The finishes are a mix of

	smooth render panels and textured blockwork with translucent polycarbonate cladding dominating the Ardoyne Avenue elevation and fibre cement wall cladding dominating the main frontage to the west.
9.5	The proposed revised building is slightly larger than the previously approved floorspace at 2697sqm (+77sqm), however siting and layout is slightly revised to allow for a phased approach to the redevelopment of the site. The eaves height has been slightly reduced for most of the building (8.85m from 9m) compared to the extant permission and is therefore acceptable. However, the rear section, comprising the multi-use community and sports hall space, increases in height to approximately 3 storeys (12.3m). This tallest element of the building is approximately 12m to the gable of the nearest dwelling approved by the extant permission immediately to the south. This separation distance increases to approximately 14.5m to the gable of the next nearest dwelling also to the south of the hub building, but to the northwest/rear of the dwelling.
9.6	Amenity Considerations The scale, height and massing of the main smaller element of the building is acceptable given the characteristics compared to the previous approval and will therefore also have no greater amenity impacts. The taller element to the rear would have a greater visual impact by virtue of the additional height, however public views would largely be restricted to views from the south/rear and west from within the immediate context of the approved housing layout. Medium and long-distance views would be filtered by intervening built form and structures. This element would also not have any greater amenity impacts in terms of dominance, overshadowing or overlooking than the extant permission. The taller 3 storey rear element would have a greater dominance and overshadowing impact than the previous approval, however this is mitigated by the aspect/relationship of the building to the new dwellings to the rear and separation distances. There will be no adverse overlooking from proposed window positions to neighbouring properties. The amenity impacts are considered acceptable within this urban context. The design of the building is similar to that previously approved in terms of fenestration and material treatments. The design and materials are therefore acceptable.
9.7	Loss of Open Space The extant permission included an area of communal open space located between the rear of the Community Hub Building and new dwellings to the south. As discussed in the planning report, Policy OS2 of PPS8 was a material consideration for the housing element of that proposal. This Policy requires that where a residential development consists of more than 25 units the expectation will normally be that 10% of the total site area is given over to open space. In this instance given the mixed-use nature of the scheme it is logical to apply this requirement to the part of the site on which the housing/ apartments are located, as opposed to the entire site which includes the Flax Centre.
9.8	The extant permission included an area of open space between the housing and the community centre and also adjacent to the proposed apartment block. This open space amounts to approximately 15,000 sqm (including the triangle of open space beside the proposed mixed use block). Although not 10% of the total site area (including the Flax Centre) it is approximately 3,000 sqm more than 10% of the area occupied by the new build elements of the proposal, approximately 12,000 sqm. The previous assessment concluded that “although the open space will also serve the community centre, it does have an intrinsic recreational value for the residents on the site and will also provide some visual relief in what is an existing high density inner urban context with little in the way of open space in the area. For these reasons the proposal follows the thrust of PPS8 providing a level and quality of open space that will no doubt enhance the residential experience.”

9.9	The current application seeks to essentially remove the buffer landscape area between the community hub building and the approved housing element due to a revised layout for the hub building and associated areas. The implication of the revisions, therefore, is that the proposal would fail to provide communal open space necessary under PPS7 & PPS8 policy requirements for residential developments.
9.10	The following background/justification has been presented by the agent (summarised): a. The extant permission required full demolition of all school buildings to enable the construction of the community building. This approach was not viable for the various community groups (9 in total) as they would have no other alternative site to relocate for the duration of construction works (approx. 2 years). Fundamental requirement to ensure that existing community groups which currently operate from the former St Gemma's school building on the site are retained on site for the duration of the new construction works; b. The current planning application for the re-design of the community hub building will result in the loss of 14sqm of total Open Space provision (1012sqm) as provided under the extant planning permission ref: LA04/2018/1832/F (1026sqm). This minor reduction equates to a loss of approx. 1.4% of the original Open Space provision. c. The proposal will "relocate" the previously Open Space area elsewhere within the site. The community hub (re-design) includes Open Space which fronts directly onto Ardoyne Avenue. This external community event space is a high-quality hard landscape area with tree lined avenue planting to "frame" the Open Space and front the Community facility and has linkages onto the existing Ardoyne Avenue and to the adjacent new housing/apartment developments. The re-design scheme also includes proposed community allotments which are to be "managed" external spaces to promote health and wellbeing project initiatives. The new community hub includes community spaces (i.e. main sports hall and minor halls). These internal covered spaces are for community/public use. These areas and functions will further help to mitigate against any loss of Open Space provision. The building will help address health and acute economic deprivation through the development of a modern, purpose-built health and leisure facility suited to the needs of the resident population. d. A detailed landscaping scheme forms part of the application and illustrates the extent and specification of new planting and landscaping which will help to soften the impact of development and enhance the biodiversity. e. Community support: 2 pre-application consultations have been completed and indicated that the proposed scheme design has "overwhelming community support". 17no. "letters of support" have been submitted for the current application and no objections have been received.
9.11	Taken together in terms of the poor condition and suitability of existing facilities, the various new facilities and capabilities of supporting a larger range of uses and activities of the new building, the proposal would provide a wider/more extensive community benefit in terms of physical and economic regeneration to the area than would likely be derived from the grassed open space as part of the approved layout. The benefit of this space would be limited to/enjoyed by prospective residents of the new housing. In addition, the private amenity space provision for the new dwellings is compliant with policy and broadly exceeds provision within the locality. Open space of broadly the same size would still be provided for community use/benefit albeit in a different format/layout more closely linked to the Community Hub building.

9.12	On balance it is therefore considered that the revised proposal is acceptable in terms of the loss of open space taking account of the justification points summarised above.
9.13	Impact on Built Heritage The proposal has been assessed against Policy BH1 of PPS6 as the development site is adjacent to a 19th century red brick chimney stack (ANT060:503s) which is now a monument of regional importance scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. Historic Environment Division (HED) are content that development works for this scheme will not adversely impact the structural integrity of the chimney. The proposal is therefore compliant with PPS6 considerations.
9.14	Traffic and Parking Parking provision remains unaltered from the previous permission. A total of 39 spaces has been provided in the car park located between the mixed-use apartment block and the community hub, this will serve both the residential and non-residential units. DFI Roads have no objections to the access arrangements or level of parking provision subject to conditions (repeated from extant permission). The proposal is therefore compliant with PPS3 and supplementary policy guidance considerations.
9.15	Impact on trees and Natural Heritage The proposal has been assessed against PPS 2. The proposal will involve demolition of the vacant school on site and there are no natural heritage features present. NED considered an ecological assessment as part of the redevelopment of the wider site for the extant permission. An ecological survey of the site a Bat Roost Potential (BRP) survey of the buildings and trees was completed. The existing buildings and trees on site have been assessed as having negligible BRP due to the lack of cracks and crevices which would allow access to bats, the lack of evidence of bat presence, and the low suitability of the site and surrounding area for bats. NED was content with the findings of the survey and considers that bats are unlikely to be significantly impacted by the proposed development and had no concerns in relation to other natural heritage interests or designations. Based on this information, the proposal is considered compliant with PPS2.
9.16	Hard and soft landscaping is proposed largely around the periphery of the site. All of this space will be available for community use and includes allotments located adjacent to the Eastern boundary of the site. BCC Landscape have no objections to the landscaping details and are therefore considered acceptable. Conditions are necessary to ensure delivery and appropriate ongoing maintenance.
9.17	Contaminated Land, Noise, odour and nuisance Considerations The site had a former use as a school and prior to that it had an industrial use by the Highfield Factory. The land on which the development of housing with plant uptake, with gardens has had a total of 3 boreholes only for an area of nearly 6,000m², which is one sample per 2,000 m². According to BS 10175:2013 (7.7 Sampling Strategies) this is not sufficient to characterise a site with former industrial land use with a measured source of lead of 774 mg/kg. BH1 targeted the NIE substation and BH3 targeted the heating oil tanks.
9.18	Environmental Health have noted that a third of the site has not been sampled given the presence of the school building and therefore the suitability of the soil has not been determined. In view of this, Environmental Health recommended that more sampling is required following demolition of the building (currently in use as a community centre), in order to demonstrate that all landscaped areas are suitable for the end use. This further sampling can however be secured via condition as detailed below. They have also confirmed that the proposal will not

	adversely impact on amenity in terms of noise, odour or other nuisance considerations subject to conditions also detailed below. The proposal therefore is acceptable in terms of these issues. DAERA Land and Groundwater Team had no objections to the approved development subject to conditions. Some of these are therefore recommended for repetition for this application. Drainage and Flooding 9.19 DfI Rivers has reviewed the submitted Drainage Assessment by LLB Design. The applicant has received consent from NI Water on 05/07/2018 to discharge a restricted rate of 50 l/s surface water run-off from the proposed site to a 300mm diameter public storm sewer located within Ardoyne Avenue. DfI Rivers has no objection to application and conditions securing the drainage mitigation measures are necessary. 9.20 NIWater have not raised any objections to the proposals. Given the extant permission, the proposal will not adversely impact on drainage or sewage infrastructure and is therefore acceptable in relation to these issues. Pre-application Community Consultation 9.21 For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application. 9.22 Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2020/1856/PAN) was submitted to the Council on 3rd September 2020. Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application. 9.23 A Pre-Application Community Consultation Report has been submitted in support of this application. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
10.0	Summary of Recommendation: Approval
10.1	Having regard to the development plan, policy context and other material considerations, including previous planning permission, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
10.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions subject to no substantive issues being raised.
11.0	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. No part of the development hereby permitted shall become operation until parking and access arrangements as approved under application reference LA04/2018/1832/F. The development shall operate using hard surfaced areas constructed generally in accordance with

the approved layout Drawing No. 05 'Proposed Site Block Plan/Landscape Plan' bearing the Belfast City Council Planning Office date stamp 22 June 2018 to provide adequate facilities for parking, servicing, and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

REASON: To ensure that adequate provision has been made for parking and servicing.

3. Any existing street furniture or landscaping obscuring visibility or located within the proposed vehicular accesses shall, after obtaining permission from the appropriate authority, be removed, relocated, or adjusted at the applicant's expense.

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

4. The development hereby permitted shall operate in accordance with the approved Travel Plan bearing the Belfast City Council Planning Office date stamp 22 June 2018 approved under ref; LA04/2018/1832/F. This includes provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by Council.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

5. The development hereby permitted shall operate in accordance with the Servicing Management Plan bearing the Belfast City Council Planning Office date stamp 22 June 2018 under Planning Application reference LA04/2018/1832/F.

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

6. All hard and soft landscape works shall be completed in accordance with the approved details, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS before the expiration of the planting season following occupation of any part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any further changes agreed with the Council in writing prior to implementation.

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

7. Should any tree, shrub or hedge be removed, uprooted, or destroyed or dies or becomes, in the opinion of the Council be seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its prior written consent to any request for variation.

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

8. No part of the development hereby permitted shall become operational until drainage mitigation works have been carried out in accordance with the submitted Drainage and Flood Risk Assessment and a report verifying that the mitigation measures have been installed has

been submitted to and agreed in writing with the Council. These measures shall be retained and maintained thereafter in accordance with the agreed arrangements.

REASON: To safeguard the site and adjacent land against flooding, standing water, and amenity.

9. Prior to the erection of any building or structure or part of the development hereby permitted, the applicant shall submit to and have approved in writing by the Planning Authority, a Contaminated Land Risk Assessment. This assessment shall follow best practice and in the first instance contain the following information:

- A Preliminary Risk Assessment that includes a full description of the site and its surroundings, a determination of the history of the site and its surroundings, identification of the current and past land uses and a Preliminary Conceptual Site Model outlining all potential Source-Pathway-Receptor contaminant linkages.

Should the Preliminary Risk Assessment demonstrate that potential contaminant linkages exist on the site, then a Quantitative Risk Assessment that addresses these issues should be submitted. This must incorporate:

- A detailed site investigation in line with BS 10175:2011+A2:2017. Any ground gas investigations should be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019.
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model), conducted in line with current Environment Agency guidance. Risks associated with ground gases should be assessed under the methodology outlined in BS8485:2015+A1:2019 and CIRIA C665.

Based on the outcome of this risk assessment, a Remediation Strategy may be required. If necessary, this Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and that they no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health.

10. In the event that a Remediation Strategy is required, in order to demonstrate that any required remedial measures have been incorporated within the proposal, prior to occupation of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

11. 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 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.

	12. The development hereby approved shall only be operational, including for deliveries to or service collections from the site, between the hours of 07:00-23:00hrs only and at no other times. Reason: Protection of residential amenity. 13. Prior to operation of the development, glazing systems incorporating a sound reduction index (SRI) of at least 32dB Rw shall be installed to the ground floor facades of the boxing club/gym, BCTNI training rooms and first floor Minor Hall 1, Minor Hall 2, Main Sports Hall and Main Gym rooms in accordance with the recommendation contained within the submitted Commercial Connections Ltd report - Acoustic Assessment, Proposed Community Hub of the Former St Gemma's High School Outward Sound Level Impact Assessment, Reference 40-80, dated November 2021. The glazing units shall be retained thereafter. Reason: Protection of residential amenity 14. During operation of the development, all façade glazing units to the ground floor boxing club/gym, BCTNI training rooms and first floor Minor Hall 1, Minor Hall 2, Main Sports Hall and Main Gym rooms shall remain fixed shut at all times in accordance with the recommendation contained within the submitted Commercial Connections Ltd report - Acoustic Assessment, Proposed Community Hub of the Former St Gemma's High School Outward Sound Level Impact Assessment, Reference 40-80, dated November 2021. Reason: Protection of residential amenity 15. Prior to operation of the development, a Verification Report shall be submitted to Belfast City Council, for approval, demonstrating that the Rating Level (dB LAr) of sound from all combined building services plant associated with the development does not exceed the background sound level (for both daytime and night time) at the nearest sound sensitive residential premises when measured in accordance with assessment methodology outlined in BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound. A Rating Level (dB LAr) indicative of 'low impact' shall be maintained in accordance with the approved details thereafter. Reason: Protection of residential amenity. 16. No amplified sound shall be provided within the external areas at any time. Reason: Protection of residential amenity 17. During operation of the development, sound from public address (PA) systems shall not be audible within the nearest sound sensitive residential premises. Reason: Protection of residential amenity
12.0	Notification to Department (if relevant) N/A
13.0	Representations from elected members: None received
	Neighbour Notification Checked Yes

ANNEX	
Date Valid	30th September 2021
Date First Advertised	15th October 2021
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Ardoyne Avenue,Belfast,Antrim,BT14 7DA The Owner/Occupier, 1 Ardoyne Place,Belfast,Antrim,BT14 7DS The Owner/Occupier, Ardoyne Walk,Belfast,Antrim,BT14 7PP The Owner/Occupier, 1 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 1 Havana Gardens,Belfast,Antrim,BT14 7QN The Owner/Occupier, 1 Jamaica Road,Belfast,Antrim,BT14 7QW The Owner/Occupier, 10 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 11 Ardoyne Place,Belfast,Antrim,BT14 7DS The Owner/Occupier, 11 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 12 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 13 Ardoyne Place,Belfast,Antrim,BT14 7DS The Owner/Occupier, 13 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 14 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 14-16 ,Ardoyne Avenue,Belfast,Antrim,BT14 7DA The Owner/Occupier, 16 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 18 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 2 Ardoyne Court,Belfast,Antrim,BT14 7DB The Owner/Occupier, 2 Ardoyne Walk,Belfast,Antrim,BT14 7PP The Owner/Occupier, 2 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 20 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 22 Ardilea Court,Belfast,Antrim,BT14 7DT The Owner/Occupier, 22 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 24 Ardilea Court,Belfast,Antrim,BT14 7DT The Owner/Occupier, 24 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 26 Ardilea Court,Belfast,Antrim,BT14 7DT The Owner/Occupier, 28 Ardilea Court,Belfast,Antrim,BT14 7DT The Owner/Occupier, 3 Ardoyne Place,Belfast,Antrim,BT14 7DS The Owner/Occupier, 3 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 30 Ardilea Court,Belfast,Antrim,BT14 7DT The Owner/Occupier, 32 Ardilea Court,Belfast,Antrim,BT14 7DT The Owner/Occupier, 4 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 46 Ardoyne Avenue,Belfast,Antrim,BT14 7DA The Owner/Occupier, 5 Ardoyne Place,Belfast,Antrim,BT14 7DS The Owner/Occupier, 5 Galgani Crescent,Belfast,Antrim,BT14 7BL The Owner/Occupier, 50 Ardoyne Avenue,Belfast,Antrim,BT14 7DA The Owner/Occupier, 51 Ardilea Street,Belfast,Antrim,BT14 7DG The Owner/Occupier, 51-59 St Gemma'S High School,Ardilea Street,Belfast,Antrim,T14 The Owner/Occupier, 52 Ardoyne Avenue,Belfast,Antrim,BT14 7DA The Owner/Occupier, 53 Ardilea Street,Belfast,Antrim,BT14 7DG The Owner/Occupier, 54 Ardoyne Avenue,Belfast,Antrim,BT14 7DA	

The Owner/Occupier, 56 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, 56 Prospect Park,Belfast,Antrim,BT14 7EH
 The Owner/Occupier, 58 Prospect Park,Belfast,Antrim,BT14 7EH
 The Owner/Occupier, 6 Galgani Crescent,Belfast,Antrim,BT14 7BL
 The Owner/Occupier, 60 Prospect Park,Belfast,Antrim,BT14 7EH
 612 Mercy Primary School, Crumlin Road, Belfast, Antrim, Northern Ireland, BT14 7GL
 The Owner/Occupier, 62 Prospect Park,Belfast,Antrim,BT14 7EH
 The Owner/Occupier, 64 Prospect Park,Belfast,Antrim,BT14 7EH
 The Owner/Occupier, 66 Prospect Park,Belfast,Antrim,BT14 7EH
 The Owner/Occupier, 7 Ardoyne Place,Belfast,Antrim,BT14 7DS
 The Owner/Occupier, 7 Galgani Crescent,Belfast,Antrim,BT14 7BL
 The Owner/Occupier, 8 Galgani Crescent,Belfast,Antrim,BT14 7BL
 The Owner/Occupier, 9 Ardoyne Place,Belfast,Antrim,BT14 7DS
 The Owner/Occupier, 9 Galgani Crescent,Belfast,Antrim,BT14 7BL
 The Owner/Occupier, Apartment 1,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 10,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 11,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 12,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 13,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 14,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 15,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 16,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 17,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 18,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 19,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 2,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 20,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 21,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 22,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 23,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 24,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 3,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 4,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 5,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 6,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 7,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 8,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Apartment 9,48 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 ArdBone Festival Member,40 Ardoyne Avenue,Belfast,BT14 7DA
 CEO,Ligoniel Improvement Association
 Care Zone Management Group
 Chairperson,Ardoyne Assoication,11 Etna Drive,Belfast,bt14 7nn
 Chief Executive,NB Housing,Gatelodge,8 Flax Street,BT14 7EQ
 Club Secretary,Ardoyne Kickhams
 Coach,Ardoyne Holy Cross Boxing Club
 Director,Ardoyne Youth Enterprise
 Director,Lawrenson-Toal Academy of Irish Dance
 The Owner/Occupier, Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA

The Owner/Occupier, Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Flax Furniture,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 Group Director of Development,Clanmill Housing
 Holy Cross Boys Primary School, Brookfield Street, Belfast, Antrim, Northern Ireland,
 BT14 7EX
 Grace Family Centre,77-95 Alliance Avenue,Belfast,BT14 7PJ
 Managing Director,BCT NI CIC
 The Owner/Occupier, Post Office,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 Project Coordinator,Ardoyne Shankill Health Partnership,The Houben Centre,432
 Crumlin Road,Belfast,BT14 7GE
 Senior Youth Worker,Ardoyne Youth Club
 Tar Isteach Manager,244 Antrim Road,Belfast,BT15 2AR
 The Owner/Occupier, Unit 1,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 11,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 12,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 13,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 14,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 14a,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 15,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 16,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 17,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 18,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 19,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 1a,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 2,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 2,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 20,Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 21,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 27,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 28,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 28,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 29,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 3,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 30,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 4,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 5,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 6,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 7,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Unit 8,Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
 The Owner/Occupier, Workshop,N11 Flax Centre,Ardoyne Avenue,Belfast,Antrim,

Date of Last Neighbour Notification	3rd November 2021
Date of EIA Determination	N/A
ES Requested	No

Planning History

Ref ID: LA04/2018/1832/F

Proposal: Demolition of existing school buildings and erection of a community-led mixed use regeneration scheme comprising the erection of a community hub; 3 retail units (class A1) and 2 retail service units (sui generis); 54 residential units in a mix of 30 dwellings and 24 apartments; the retention, refurbishment and change of use of the Flax Centre to provide business incubation space and education facilities; public realm improvements along Ardoyne Avenue, the creation of a public space, and associated landscaping; car parking; and other ancillary development.

Address: Lands at and surrounding, St Gemma's School &, The Flax Centre, Ardoyne Avenue, Belfast.,

Decision: PG

Decision Date: 22.02.2019

Ref ID: LA04/2020/2573/DC

Proposal: Discharge of condition no. 7 of LA04/2019/2153/F

Address: Lands at and surrounding St Gemma's School and the Flax Centre - Ardoyne Avenue, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2020/1354/DC

Proposal: Discharge of condition no7 of planning permission LA04/2019/2153/f

Address: Lands at and surrounding St Gemma's School and the Flax Centre - Ardoyne Avenue, Belfast,

Decision: RL

Decision Date:

Ref ID: LA04/2020/1856/PAN

Proposal: Change of approved design of community hub included in current planning permission ref LA04/2018/1832/F mixed use regeneration scheme including community hub.

Address: Site of former St Gemma's High School, 51-59 Ardilea Street, Belfast, BT14 7DG.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2021/2154/F

Proposal: Change of approved design for Community Hub building included within the extant planning permission ref: LA04/2018/1832/F (dated 21.02.20) for a community led mix use regeneration scheme at the site of the former St Gemma's School. N.Belfast.

Address: Lands at and surrounding the former St Gemma's High School, 40 Ardoyne Avenue, Belfast. BT14 7DA,

Decision:

Decision Date:

Ref ID: Z/1997/2485

Proposal: Mat store extension to existing gym.

Address: ST GEMMA'S HIGH SCHOOL, 51-59 ARDILEA STREET, BELFAST BT14

Decision:

Decision Date:

Ref ID: Z/2006/0238/F

Proposal: Construction of wall under existing covered area to form internal corridor link to existing classroom

Address: St Gemma's High School, Ardilea Street, Belfast

Decision:

Decision Date: 28.03.2006

Ref ID: LA04/2019/2056/DC

Proposal: Discharge of Condition 2 of planning approval LA04/2018/1832/F

Address: Lands at and surrounding former St. Gemma's School and Flax Centre, Ardoyne Avenue, Belfast.,

Decision: AL

Decision Date:

Ref ID: LA04/2019/2554/NMC

Proposal: Relocation of cycle storage to an alternative position within the site

Address: Lands surrounding St Gemma's School and The Flax Centre, Ardoyne Avenue, Belfast,

Decision: CG

Decision Date:

Ref ID: LA04/2019/2153/F

Proposal: Section 54 application to vary conditions 4 and 6 (related to ground remediation) and condition 8 (related to provision of hard and soft landscaping) of planning permission reference LA04/2018/1832/f (community led mixed use regeneration scheme comprising community hub, retail units and residential units) to facilitate the commencement and completion of the approved development in phases.

Address: Lands at and surrounding St Gemma's School and the Flax Centre, Ardoyne Avenue, Belfast,

Decision: PG

Decision Date: 15.11.2019

Ref ID: LA04/2016/2311/PAN

Proposal: The redevelopment proposals (mix of demolition; new build and refurbishment) focus on the creation of a mixed use development scheme comprising building (1765sq metres), social housing (60 units), new supermarket (945 sq metres) and refurbishment and change of use of existing flax centre to provide training opportunities and a business incubation space (3990 sq metres).

Address: Proposals for lands at and surrounding St Gemma's School and Flax Centre, Ardoyne Avenue, Belfast. Site consists of the former St Gemma's Girls Secondary School, commercial premises fronting onto, Ardoyne Avenue, and the existing Flax Centre

Decision: PANACC

Decision Date:

Ref ID: LA04/2016/2540/F

Proposal: Change of use from school gymnasium to boxing club sports hall and replacement of internal windows/doors and flat roof.

Address: 51-59 Ardilea Street, Belfast, BT14 7DG,

Decision: PG

Decision Date: 17.07.2017

Ref ID: Z/1979/1934

Proposal: ERECTION OF HOUSING

Address: RDA 2 PHASE 4 ARDILEA STREET, OLDPARK ROAD, BT14

Decision:

Decision Date: