

ADDENDUM REPORT

Committee Meeting Date: Tuesday 12th April 2022

Application ID: LA04/2021/0303/F & LA04/2021/0290/DCA

Proposal: Redevelopment, refurbishment, and partial change of use of building at 35-39 Queen St & demolition of building and redevelopment of site at 31-33 Queen St. Provision of ground floor offices/professional services units (use class B1/A2), cafe and retail unit and offices above (use class B1).	Location: 31-39 Queen Street Belfast, BT1 6EA.
Referral Route:	Major Application
Recommendation:	Approval subject to conditions & Section76
Applicant Name and Address: Angus Properties Ltd 12-14 Corn Market Belfast BT1 4AR	Agent Name and Address: O'Toole & Starkey Ltd Arthur House 41 Arthur Street Belfast BT1 4GB

Background:

These applications for planning permission and Conservation Area Consent were considered by the Planning Committee in August 2021. The Committee accepted the officer recommendation to grant planning permission, subject to conditions and a Section 76 Planning Agreement, with delegated authority given to the Director of Planning and Building Control to finalise the wording.

When this application was presented to Committee in August, the applicant had an extant Pre Development Enquiry (PDE) agreement with NI Water. On this basis, the NI Water consultation response dated 01 March 2021 advised that the receiving Waste Water Treatment facility (Belfast WwTW) had sufficient capacity to serve this proposal. However, due to the sewer network being at capacity in the Belfast catchment and sewer flows spilling from Combined Sewer Overflows (CSOs) into the environment, NI Water recommended that no further connections should be made to this network, or a condition should be incorporated which requires an alternative drainage / treatment solution for the site.

NI Water advised that the PDE was valid to 30 December 2021 and further advised that if planning decision has not been determined by 30 December 2021, NI Water should be re-consulted.

Due to the length of time it has taken to finalise the Section 76 Planning Agreement, the 12 months for the PDE with NIW has now expired. The Planning Service reconsulted NI Water and it has repeated their objection relating to network capacity concerns. However, it has also recommended that the application should be refused as sufficient waste water treatment capacity is not available at present for the proposed development. The response states:

'The public system cannot presently serve this development proposal without significant risk of environmental harm. NI Water plans to upgrade the Waste Water Treatment Works in this drainage area. While this remains subject to prioritisation and the availability of funding NI Water is recommending connections to the system are curtailed. The Applicant is advised to

consult directly with NI Water to discuss current projected timescales to upgrade the wastewater system in this drainage area. Subject to re-consultation, NI Water may reconsider its recommendation.'

The agent has responded to the latest NI Water consultation response and has advised that once relevant consents are approved they will proceed with the demolition of the terraces and commence the new build works. This will likely take approximately 18 months to complete from point of consents. The improvements to the WWTW are expected by July 2023 and should provide increased capacity by this stage. Therefore, officers advise that there is no significant issue around WWWT capacity. The applicant has also applied for a storm sewer requisition and the removal of storm water from the combined system would address that part of NI Water's objection as well.

The application is being brought back to Committee to highlight this change of position i.e. NI Water are now citing both network capacity and WWTW capacity objections.

For the reasons stated above, the Committee is advised that these concerns can be addressed by the following condition:

Notwithstanding the submitted detail, the hereby approved development shall not be occupied until such time as final details of surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the City Council. The development shall not be occupied until the foul and surface water drainage has been implemented in accordance with the approved details.

Reason: To ensure appropriate foul and surface water drainage of the site.

Recommendation:

The officer recommendation remains to approve planning permission subject to the above additional condition and other appropriate conditions and Section 76 planning agreement as set out in the original Development Management report.

Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and Section 76 planning agreement.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Thursday 19 August 2021	
Application ID: LA04/2021/0303/F & LA04/2021/0290/DCA	
Proposal: Redevelopment, refurbishment, and partial change of use of building at 35-39 Queen St & demolition of building and redevelopment of site at 31-33 Queen St. Provision of ground floor offices/professional services units (use class B1/A2), cafe and retail unit and offices above (use class B1).	Location: 31-39 Queen Street Belfast, BT1 6EA.
Referral Route: Major Application	
Recommendation:	Approval subject to conditions & Section76
Applicant Name and Address: Angus Properties Ltd 12-14 Corn Market Belfast BT1 4AR	Agent Name and Address: O'Toole & Starkey Ltd Arthur House 41 Arthur Street Belfast BT1 4GB
Executive Summary:	
<p>This application seeks the retention of the 5-storey warehouse at Nos. 35-39 and the addition of a two-storey glazed rooftop extension. It further seeks the demolition of Nos. 31-33 and replacement with a 5-storey infill building which also benefits in part from the rooftop extension at upper floors.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of offices and ground floor uses at this location • The principle of demolition of the 31-33 Queen Street • The consideration of economic benefits • The impact on built heritage and the principle of demolition in the conservation area • The scale, height, massing and design of the extension and new build • The impact on traffic and parking • The impact on amenity • The consideration of site drainage • The consideration of waste management • The impact on human health • The impact on the amenity of adjacent land users • The consideration of developer contributions <p>The site is located within the City Centre, City Centre Conservation Area, Area of Parking Restraint, Primary Retail Core, Airport Height Restriction, Old City Character Area and proximate to listed buildings.</p>	

DfI Roads, EHO, NIEA, NIE, Rivers Agency, HED and NIW were all consulted in addition to the Urban Design Officer, Economic Development Team and the Environmental Health team within the Council. Their responses are detailed in the main body of the report.

No objections have been received.

The proposal will generate an estimated 250 direct construction jobs with an estimated construction cost of £16.5m, and it is estimated that 710 employees will attend the building once operational.

Having regard to the submitted information and reports, consultee responses and representations, officers consider that the conversion and extension of the current building and proposed replacement building are acceptable. The Conservation Officer notes that the current building at 31-33 Queen Street does not reflect the architectural or historical interest of the wider conservation area and does not make a material contribution that merits retention. The demolition in the conservation area meets the policy test for demolition as set out in PPS6. The Urban Design Officer, Conservation Officer and Historic Environment Division consider that the extension to 35-39 Queen Street is appropriate to the context of the host building and locale. Officers consider that the proposed scheme will contribute positively to the local environment by enhancing the character and appearance of the conservation area and that the proposed scheme will make a positive contribution to the economy. The proposal meets the policy tests outlined in the SPPS and Planning Policy Statement 6.

Having regard to the Development Plan, and other material considerations, the proposed development is considered acceptable.

It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission, It is recommended that planning permission is granted subject to conditions, as set out in the report, and that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and enter into the Section 76 planning agreement.

Queen Street elevation



College Street elevation



Queen Street elevation (CGI)



Long views Queen St (CGI)



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The proposal retains the five-storey warehouse (Nos. 35-39) with an additional rooftop extension of two storeys. It also proposes a new five-storey infill building immediately adjacent to the retained warehouse in place of the demolished three storey element (Nos. 31-33).
1.2	The Urban Design Officer describes the rooftop extension as covering ' <i>a large proportion of the retained buildings and extends in part across a section of the new five storey infill building. Both floors extend fully to the rear building line along College Court but have been setback off both the Queen Street and College Street elevations along which they incorporate curved profiles</i> '.
1.3	The ground floor will be reinstated shopfronts and glazing using sympathetic design features.
1.4	The application follows a lengthy Pre-Application Discussion (PAD) process with officers.
2.0	Description of Site and Area
2.1	The site is located on Queen Street Belfast. The Conservation Officer describes the site and frontage as having ' <i>strong visual prominence within the wider streetscape and is visible from number of key viewpoints. The built form of the existing urban block is dictated primarily by the Queen Street frontage, with the warehouse at nos. 35-39 occupying a strong nodal corner plot, wrapping onto College Street and turning back into College Court. Directly adjacent on Queen Street are nos. 31-33 (proposed for demolition), after which there is the 'Craftworld' building, a 4storey height (although 3 storey internally), beside which is the listed Queen Street Police Station. With the exception of nos. 31-33, there is an incremental step down in height and scale as one moves northwards from the corner plot to the listed police station</i> '.
2.2	The subject site is currently occupied by two buildings, namely Nos. 35-39 Queen Street (a five-storey red brick former warehouse located at the corner of Queen Street and College Street) and the adjacent Nos. 31-33 Queen Street (a three-storey white rendered retail/office unit). The application proposes retention and re-use of the warehouse at nos. 35-39, including the portion of the warehouse building directly to the rear of nos. 31-33, fronting onto College Court. The current ground floor of Nos 35-39 contains no glazing due to a change of use to a bingo hall in the 1980s.
2.3	The site is located within the City Centre as defined by BUAP 2001 and both versions of draft BMAP 2015. It is within the City Centre Conservation Area and contains a variety of Victorian and Edwardian buildings. Its townscape pattern reflects the earlier history of the town, with continuity between past and present expressed through the buildings, streetscapes and layout.
2.4	The area is primarily commercial in nature with shops and offices. Across the road from the site is Swanston House, the redevelopment and extension of the former Athletic Stores Building on Queen Street for student accommodation.

Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	<p>Ref ID: LA04/2019/2932/PAN Proposal: Partial demolition and redevelopment and partial refurbishment and change of use of building at 35-39 Queen Street, and demolition of building and redevelopment of site at 31-33 Queen Street to provide ground floor restaurants/cafes and A2/B1 Offices. Address: 31-39 Queen Street, Belfast, BT1 6EA, Decision: PANACC Decision Date: 18.12.2019</p> <p>Ref ID: Z/2013/1063/F Proposal: Ten storey hotel comprising of 250 bedrooms, meeting rooms with bar and restaurant to ground floor. Nine storey open plan office building with retail on ground floor with underground car parking. Address: 78 College Avenue, Belfast, BT1 6BU, Decision: Permission Granted Decision Date: 20.02.2015</p> <p>Ref ID: LA04/2019/0553/F Proposal: Demolition of existing building and erection of 175 bed aparthotel with associated bar, restaurant and conferencing facilities and associated works. Address: Land at Lyndon Court, 32-38 Queen Street Belfast, BT1 6EF. Decision: Permission Granted Decision Date: 05.12.2019</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (Draft BMAP 2015) Draft Belfast Metropolitan Plan 2004 BCC Developer Contribution Framework (2020)</p>
4.2	<p>Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland 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 15 (Revised) - Planning and Flood Risk City Centre Conservation Area document</p>
5.0	Statutory Consultees
	<p>DfI Roads – no objection subject to conditions and informatives Rivers Agency – no objection subject to condition NIEA Historic Buildings Unit – content subject to condition NIEA Historic Monuments Unit – no objection subject to condition NIEA Natural Environment Division – no objections subject to informative NIEA Water Management Unit – no objections, standing advice provided NIEA Land, Soil, and Air – no objection subject to conditions and informatives NIW – No objections NIE – No objections</p>
6.0	Non-Statutory Consultees
	<p>Environmental Health BCC – no objection subject to conditions and informatives</p>

	<p>Conservation Officer BCC – considers that the existing building at No 31-33 does not make a material positive contribution and that on balance the proposed rebuild will enhance the Conservation Area</p> <p>Urban Design Officer BCC – content that the redesign now addresses the appropriate cues in the immediate environment subject to resolution of the palette of materials and recommends the use of conditions to address this matter</p> <p>Economic Unit – No objection subject to Section 76 clause</p> <p>City Centre Development Team BCC – content that the proposal will contribute positively</p>
7.0	Representations
7.1	No representations have been received.
8.0	<u>ASSESSMENT</u>
8.1	<u>Development Plan</u>
8.1.1	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. 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.
8.1.2	Following the Court of Appeal decision on Belfast Metropolitan Area Plan in May 2017, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 had reached pre-adoption through a period of independent examination, the policies within it 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. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.
8.1.3	Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the main areas of contention were policies relating to Sprucefield Shopping Centre, dBMAP 2015 is considered to hold significant weight.
8.1.4	In draft BMAP 2004, the site is located within the development limit for Belfast City Centre (CC001), within the City Centre Conservation Area (CC103), within the Belfast City Core Area of Parking Restraint (CC025), within the Primary Retail Core (CC007) and within the Old City Character Area (CC012).
8.1.5	The draft BMAP 2015 identifies the extent of the City Centre Conservation Area (CC103) and notes that it is a substantial area of the city and comprises much of the late Victorian commercial architecture of a bustling, self-confident town which expanded rapidly in the nineteenth century. The Plan further advises that development proposals within the City Centre Conservation Areas are to be assessed in accordance with Planning Policy Statement 6 Planning, Archaeology and the Built Heritage; however, it does not contain any specific policy provisions relevant to these conservation areas.
8.1.6	The application site lies within the Old City Character Area (CC007). The Character Area Designations specify urban design criteria related to the massing, alignment and scale of buildings. In their report on the Public Local Enquiry into Objections to the BMAP 2015 the Planning Appeals Commission (PAC) explored a number of general objections to all Character Areas and in particular to specific design criteria. The PAC concluded that in general the design criteria were merited and basic expectations of responsive urban design within a City Centre context.

8.1.7	The Urban Design Criteria relating to this character area does not specify heights for Queen Street but states that heights of a minimum of 3 storeys and a maximum of 5 should be maintained. In addition, the criteria state that the density of development should be increased/maintained and should take account of adjoining buildings.
8.2	<u>The principle of offices at this location</u>
8.2.1	The site is located within the settlement limits of draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below. In terms of the proposed office use, the site is within a prime city centre location and proposes approximately 7700 sqm of Grade B1 office space and including some A2 professional uses as well as a ground floor café. It has been assessed against Policy OF1 of Volume 1 of draft BMAP 2015. The policy states that planning permission will be granted for office development within Classes A2 and B1 of the Planning (Use Classes) Order within Belfast City Centre. The proposal therefore complies with this policy.
8.2.2	The proposal has been assessed under Policy PED1 of Planning Policy Statement 4: Planning and Economic Development (PPS4). Policy PED1 states that a development proposal for a Class B1 business use will be permitted in a city or town centre (having regard to any specified provisions of a development plan). Accordingly, the proposal satisfies the requirements of this policy.
8.2.3	The proposed use sits comfortably with the site's prime city centre location and will regenerate what is currently a weak frontage into the conservation area.
8.3	<u>The impact of the proposal on the built heritage</u>
8.3.1	The application was preceded by a robust Pre-Application (PAD process). The original height and extent of demolition was considered too tall and fundamentally inappropriate in the context of the conservation area and immediate context. As such an amended scheme was explored which reduced the overall height and design and also reduced the amount of demolition proposed.
8.3.2	Section 104 of the Planning (NI) Act 2011 advises that where any area is for the time being designated as a conservation area, special regard must be had to the desirability of (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; or (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.
8.3.3	The Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS) is a material consideration. It advises that until councils have adopted a new Plan Strategy any conflicts between the SPPS and existing specified retained Planning Policy Statements (including PPS6) are to be resolved in favour of the SPPS. The SPPS contains a policy direction reflecting Section 104 of the 2011 Act. Paragraph 6.18 of the SPPS advises that in managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. It goes on to say that there will be a general presumption against the grant of planning permission for development or conservation area consent for demolition of unlisted buildings where proposals would conflict with this principle. This general presumption should only be relaxed in exceptional circumstances where it is considered to be outweighed by other material considerations grounded in the public interest.
8.3.4	Policy BH14 of PPS 6 advises that demolition of an unlisted building in a conservation area should normally only be permitted where the building makes no material contribution to the

	character or appearance of the area.
8.4	<u>Demolition in the Conservation Area</u>
8.4.1	In assessing the contribution of the existing building to the character or appearance of the Conservation Area, regard should be had to the conservation area guidance. The City Centre Conservation Area Guide was published in 1998 and states that new buildings will be expected to take account of the character of their neighbours and should, in mass and outline, be sympathetic to the rhythm of the street scene. Furthermore, materials should generally be of a quality, texture, and colour compatible with the character of the area.
8.4.2	The Conservation Officer states that <i>'by nature of its age and style, it is clear that the physical fabric of the existing building does not reflect the architectural or historical interest of the wider conservation area'</i> and that <i>"it is concluded that the existing building does not make a material, positive contribution to the character and appearance of the conservation area'</i> .
8.4.3	Policy BH 14 states that where a building makes a positive contribution to the character or appearance of a conservation area there will be a presumption in favour of retaining it and in assessing the proposals the Council will have regard to the same broad criteria outlined for the demolition of a listed building under Para 6.5 of PPS 6 and Policy BH10.
8.4.4	The Conservation Area Officer (CAO) describes Nos 31-33 as being former dwellings from the mid-Victorian period most likely constructed c1830. He states that whilst there are a small number of features which reflect the history such as gable depth and vertical emphasis, that <i>"above ground floor of both properties however there is limited detailing; original fabric has significantly deteriorated; façades are in poor condition with visible cracking and damage, and indications of potential water damage/ingress/damp. Windows are uPVC, and both elevations feature various modern interventions such as projecting signage, alarms, rainwater goods, projecting lighting stack and wiring"</i> .
8.4.5	He goes on to summarise that <i>"the buildings retain value in historical interest, however it is limited by way of architectural interest, in particular when read within the wider streetscape. On balance the part played in the wider area is diluted strongly by the current, physical condition and presentation, and in my opinion they make a neutral contribution to the character and appearance of the wider area."</i>
8.4.6	The CAO states that should the replacement scheme be agreed which makes an equal or greater contribution to the area, that he would have no objection to the demolition under Policy BH14 of PPS 6. The replacement proposals falls to be considered under Policy BH12 as detailed below.
8.4.7	The Urban Design Officer (UDO) notes that the retention of the portion of the Victorian Warehouse to the rear along College Court, as negotiated through the PAD process, is welcomed and will add significant value. He also states <i>'as seen on site during the PAD process, this building is in a poor state of repair internally with a great deal of the original fabric of the building already lost. This included its altered GF retail frontage which contributes little to the character of the street. In my view the loss of this building could be justified subject to the overall scheme making a more positive contribution to the area.'</i>
8.5	<u>The impact of the proposed building on the Conservation Area</u>
8.5.1	The House of Lords in the <i>South Lakeland</i> case decided that the "statutorily desirable object of preserving the character of appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say preserved."

8.5.2	<p>The proposed building should be considered having regard to the SPPS and Policy BH12 of PPS 6. The site is located within the Belfast City Centre Conservation Area as designated in the BUAP and BMAP/dBMAP. As detailed previously, the current building is not considered to make a material contribution to the conservation area however there is still a balance to be achieved with the proposal in terms of assessing the new proposal.</p>
8.5.3	<p>Policy BH12 of Planning Policy Statement 6 (PPS6) details criteria for new development in the conservation area. This policy contains several criteria which are applied to proposals in the conservation area.</p>
8.5.4	<p>(a) the development preserves or enhances the character and appearance of the area; (b) the development is in sympathy with the characteristic built form of the area; The Conservation Officer advises that <i>'the proposal includes the retention and re-use of both the warehouse at nos. 35-39, and the portion of the 5-storey red brick warehouse building directly to the rear of nos. 31-33, fronting onto College Court. By way of scale, height, proportions, bay rhythms, vertical emphasis, style and materials, together they help ascribe the historical architectural development of the conservation area and are clearly reflective of functional uses of the area. In my opinion their architectural and historic interest makes a positive contribution to the character and appearance of the conservation area, and thus their retention and integration within the wider redevelopment scheme is strongly welcome'</i>. He also states that <i>"the scheme as now proposed introduces a new five storey building that will sit comfortably beside the warehouse and ensure a sympathetic transition to the Craftworld building"</i>.</p>
8.5.5	<p>With regards to the roof-top extension, the CAO acknowledges the discussions which took place during the PAD whereby concerns were explored regarding the extension and impact of the design. He states <i>'with the proposed new-build now aligning with the existing warehouse, this enables the rooftop extension to project across both; and whilst it is still two storeys in height it has been set back and reduced further in both scale and depth than the previous iterations. In my opinion its curvature will add visual interest, and whilst it is clearly a contemporary addition above a traditional roofscape, the retention of the warehouse together with the new-build below will provide a solid and legible base. On balance, and again subject to conditions ensuring the use of suitable high quality materials, it would be difficult to conclude that the rooftop extension would reduce or dilute the significant positive elements of the overall scheme to such a level that it could be considered detrimental or harmful to the wider area'</i>.</p>
8.5.6	<p>Overall, the CAO states that <i>"there are sufficient benefits of the redevelopment in its totality that, even when read with the two-storey extension, would still make a positive contribution to the character and appearance of the conservation area. Likewise when balanced against the cumulative contribution made by the existing buildings, the contribution of the proposed scheme as a whole would, in my opinion, be greater than that which currently exists, and is of sufficient quality to enhance the character and appearance of the conservation area"</i>.</p>
8.5.7	<p>(c) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area; The Urban Design Officer states that <i>'it is considered that the five-storey infill will sit comfortably with both the retained warehouse to the south and the Craftworld building to the north, providing an appropriate transitional element between both.'</i> With regards to the rooftop extension, the UDO describes this as an <i>'unashamedly contemporary yet considered addition to the historic warehouse building'</i>.</p>

	Both the CAO and UDO recommend that suitable conditions are attached to ensure a high quality palette of materials is agreed ahead of construction, see Para 11.2
8.5.8	<p>(d) the development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area;</p> <p>Environmental Health have not raised any concerns subject to conditions regarding these matters.</p>
8.5.9	<p>(e) important views within, into and out of the area are protected;</p> <p>Given the location of the site on the corner of Queen Street and College Street, the proposal will not be substantially visible from outside the conservation area. The key views for consideration within the Conservation Area are from Wellington Place, College Street and Queen Street. Having assessed these key views on the basis of the submitted material, the proposal is considered acceptable.</p>
8.5.10	<p>(f) trees and other landscape features contributing to the character or appearance of the area are protected;</p> <p>There are no landscape features on the site.</p>
8.5.11	<p>(g) the development conforms to the guidance set out in conservation area documents.</p> <p>It is considered that the proposals are consistent with the guidance.</p>
8.5.12	In conclusion, criteria (a) to (g) of Policy BH 12 have been assessed with input from the Conservation Officer and Urban Design Officer. Subject to resolution of the external materials, the proposal is deemed to be acceptable in policy terms.
8.6	<u>The impact of the proposal on nearby Listed Buildings</u>
8.6.1	Policy BH11 of Planning Policy Statement 6 (PPS6) relates to development affecting the setting of a listed building. There are several listed buildings/structures of special architectural and historic interest, protected under Section 80 of the Planning Act (NI) 2011 in the immediate vicinity. Of particular relevance is the Grade B1 listed former RUC Barracks/Children's Hospital, Queen Street.
8.6.2	Historic Environment Division were consulted extensively during the PAD process in relation to the proposal. In particular, the scale, form and materials of the roof extension were of concern however these concerns were addressed by design changes agreed through the PAD process. HED state that they are content with the proposal subject to a condition requiring details of the curtain walling to glass box upper levels, see Para 11.2.
8.7	<u>Archaeology</u>
8.7.1	Historic Environment Division: Historic Monuments Unit (HMU) have been consulted and considered the impacts of the proposal. HMU states that <i>'the application site is located in the historic core of Belfast, close to the town ditch of the 17th-century town (ANT 061:022). The recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site'</i> .
8.7.2	They state that they are <i>'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. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per</i>

	<p><i>Policy BH 4 of PPS 6. The archaeological programme of works should include a historic building survey of numbers 31-33 Queen Street and provisions to monitor the demolition of these buildings.’ See Para 11.7 for this condition.</i></p>
8.8	<u>Scale, Massing, Height and Design</u>
8.8.1	There was a previous Pre-Application Discussion (PAD) for this office scheme on this site. Written feedback was provided regarding key aspects of the scheme and amendments were requested and the current scheme follows extensive negotiations with officers.
8.8.2	5-storey rebuild (31-33 Queen Street) - The Urban Design Officer notes that the <i>‘upper height of this building sits below the shoulder height of the retained warehouse and is in general conformity with datum lines along the street. It is considered that the five-storey infill will sit comfortably with both the retained warehouse to the south and the Craftworld building to the north, providing an appropriate transitional element between both’</i> .
8.8.3	2-storey rooftop extension (35-39 Queen Street) – The rooftop extension was the subject of extensive negotiation during the PAD process and as a result, the form, scale and materials were amended. The submitted proposal is described by the UDO as covering <i>‘large proportion of the retained buildings and extends in part across a section of the new five storey infill building. Both floors extend fully to the rear building line along College Court but have been setback off both the Queen Street and College Street elevations along which they incorporate curved profiles’</i> and goes on to summarise that <i>‘deeper setbacks have been applied along the northern and eastern elevations to address views north and south along Queen Street, particularly those that could have had implications with respect to the setting of the listed former police station. The dynamic curved profile will also in my view help to add visual interest in what is an unashamedly contemporary yet considered addition to the historic warehouse building and will create an interesting juxtaposition of old and new at this visually prominent corner location’</i> .
8.9	<u>Detailed design</u>
8.9.1	During PAD discussions, a number of key elements were discussed such as the importance of reflecting surrounding historic buildings via proportions and articulation, window reveal depths, the use of blind windows, the ground floor proportions and detailed materials.
8.9.2	The Urban Design Officer summarises that he considers <i>‘that the general articulation of the infill element, GF configuration and upper rooftop addition alongside the proposed palette of materials will result in a scheme that complements both the retained buildings and wider streetscene. The mottled grey brick of the infill element will provide a fresh and contemporary look and a degree of contrast with the more traditional red brick of the adjacent warehouse while reflecting the lighter tone of the ‘Craftworld’ building to the north’</i> .
8.9.3	Ground floor animation was an important consideration due to the prominent location within the conservation area and officers welcome the reintroduction of an active ground floor versus the dead frontage of the existing bingo hall. The use of glazing and intended use as a café will re-enliven this corner site.
8.9.4	As the Conservation Officer and HED also requested, the UDO requests that a condition is included to ensure the Council’s approval of materials prior to the commencement of works, see Para 11.2.

8.10	<u>Ecology</u>
8.10.1	NIEA were consulted and had no objections. The agent submitted a Bat Survey which found that bat activity around the building was very low and no roosting sites were identified. The survey however did identify a large number of bird nests within the structure of the building and NIEA note that all birds including feral pigeons are protected under Schedule 4 of the Wildlife (NI) Order 1985. NIEA recommended a condition regarding the management of the feral pigeon problem being undertaken by a professional pest controller under Wildlife legislation however this would be outside the remit of the Planning Act and therefore will be included as an informative.
8.11	<u>Traffic, Movement and Parking</u>
8.11.1	The proposal has been assessed against PPS 3 and PPS13. In assessing the proposal DfI Roads considered the Transport Assessment Form and a Travel Plan.
8.11.2	There is zero parking provision within the scheme – and indeed the layout of the site and retention of historic buildings coupled with the need to provide active frontage precludes the provision of parking. The submitted Travel Plan however outlines the sustainable location of the proposal within an area of parking restraint and discusses the opportunities for public transport, access by bicycle and on foot as well as the strategic aim of reducing private car use.
8.11.3	DfI Roads have no objections subject to conditions regarding cycle parking and compliance with the Service Management Plan and Travel Plan.
8.12	<u>Contaminated Land</u>
8.12.1	The application is supported by a Phase 1 contaminated land report. The Environmental Health Service and NIEA Air, Land and Soil has reviewed the Phase 1 report and both note that a Phase 2 risk assessment report is required. Environmental Health have provided conditions to require the submission of same prior to construction and NIEA have confirmed by email that they too will provide conditions.
8.13	<u>Noise and Odour</u>
8.13.1	A Noise and Odour Impact Assessment was submitted in support of the application. BCC: EH has no objections and has provided conditions with regards to: <ul style="list-style-type: none"> - the requirement for a proprietary odour abatement system - maintenance of the extraction and ventilation system - provision of a 1.5m barrier screen around the air conditioning units - control of commercial vehicles to and from the development between 07.00 and 23.00 - maximum noise standards for plant and machinery - restriction of entertainment and live music within the proposed restaurant/café
8.14	<u>Air Quality</u>
8.14.1	Environmental Health have assessed the submitted details and recommend a condition for an Air Quality Assessment in the case that any centralised combustion sources are used. A condition has also been recommended which requires the submission of a Dust Management Plan prior to the commencement of works.
8.15	<u>Site Drainage and Flooding</u>
8.15.1	The proposal is supported by a Drainage Assessment. Rivers Agency has advised that Policies FLD 1, 2, 4 and 5 of the Revised PPS15 – ‘Development in Fluvial (River) and Coastal Flood Plains’ do not apply. They have requested further information in the form of

	<p>a PDE response from NI Water consenting to discharge to their system. Delegated authority is sought to resolve this matter.</p>
8.15.2	<p>NIW were consulted and advised that NI Water Limited confirmed that waste water treatment capacity is not available at present for the proposed development and advised that if the applicant wishes to proceed they should contact NIW to discuss alternative interim options such as a temporary wastewater facility at the developer's own expense; this would not be adopted by NIW in the future. NI Water have confirmed that they have a programme for WWTW improvements which will increase capacity over the coming years. This includes two new sludge processing tanks for Belfast and subsequent improvements to the city's six existing sludge processing tanks. These works are estimated to be completed within 2.5 years – well within the five-year lifespan of planning permission were it to be granted. Moreover, NI Water makes allowance for existing significant committed development across the city including extant planning permissions. Such development will not all come forward at once which means in practical terms it would be unreasonable to withhold planning permission in relation to these issues. In light of the NI Water response the agent has advised that they would be agreeable to the use of a negative planning condition to require full details of the how foul/wastewater is to be disposed of prior to commencement of the development. As this matter can be addressed by a suitably worded planning condition (see Para 11.20), this issue is not considered to be a refusal reason.</p>
8.16	<p><u>The impact on the amenity of adjacent land users</u></p>
8.16.1	<p>It is considered that the proposal would not result in any unacceptable overlooking, loss of light, overshadowing, loss of outlook or other harmful impacts on adjacent land users.</p>
8.17	<p><u>Pre-Community Consultation</u></p>
8.17.1	<p>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 applicants for planning permission to consult the community in advance of submitting an application.</p>
8.17.2	<p>Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. LA04/2019/2932/PAN was submitted to the Council on 12 December 2019 and was deemed to be acceptable on 19 December 2019.</p>
8.17.3	<p>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 (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which includes details of the public event, email consultations and newspaper advertising. Concerns were raised regarding the height of the proposal and the overall height was subsequently reduced through the PAD process. Other comments were generally welcoming of the proposal.</p>
8.17.4	<p>It is considered that the PACC 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.</p>

8.18	<u>Developer Contributions</u>
8.18.1	Para 5.69 of the SPPS states that “Planning authorities can require developers to bear the costs of work required to facilitate their development proposals”.
8.18.2	The Developer Contributions Framework published by Belfast City Council in January 2020 sets out the circumstances whereby mitigation or management of the impacts of new development is required.
8.18.3	The Economic Unit assessed the information provided by the applicant and have requested that a Section 76 clause regarding employability and skills be included. This clause will require an employability and skills plan to be submitted to the Council to detail mitigations and interventions that will be put in place to ensure the viability of the development relating to employability and skills.
8.18.4	No other developer contributions were necessary to facilitate the proposals.
8.19	<u>Economic Principles and impacts of the Proposal</u>
8.19.1	Paragraphs 4.18 and 4.22 of the SPPS state that planning authorities should take a positive approach to appropriate economic development proposals and pro-actively support and enable growth generating activities. The application was supported by an Employability and Skills Assessment (ESA) which was considered by the Council’s Economic Development team. The ESA estimates that the proposal will generate 250 direct construction jobs. Once operational, it is envisaged that 710 people will be employed on the site.
8.19.2	As detailed in Para 8.19.3, a clause will be included in the Section 76 to ensure the viability of the development relating to employability and skills.
8.19.3	The City Regeneration and Development Team welcomes the car free nature of the development and overall ‘ <i>supports the proposal as it is broadly in line with the relevant BCCRIS core policies and INW Masterplan Objectives</i> ’.
8.20	<u>Conclusion</u>
8.20.1	The proposal will have a positive impact on the character and appearance of the area, landscape, traffic, surrounding land-uses and wider environment. It is considered that the proposal would result in wider economic benefits and job creation opportunities.
8.20.2	Having regard to the Development Plan and relevant material considerations, including the previous planning permission for a tall office building on the site, the proposal is considered acceptable and planning permission is recommended subject to conditions and the applicant entering into a Section 76 Planning Agreement.
10.0	Summary of Recommendation:
10.1	It is recommended to grant conditional planning permission subject conditions and a Section 76 planning agreement. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and complete the Section 76.

<p>11.0</p> <p>11.1</p> <p>11.2</p> <p>11.3</p> <p>11.4</p> <p>11.5</p> <p>11.6</p> <p>11.7</p>	<p>Conditions (final wording to be delegated to the Director of Planning and Building Control)</p> <p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Notwithstanding the submitted details, the following elements of the approved scheme shall not be constructed, installed, implemented or carried out unless in accordance with further details and samples which must be first submitted to and approved in writing by the Council:</p> <ol style="list-style-type: none"> 1. Brick 2. Cladding 3. Windows 4. Rainwater goods 5. Roofing materials 6. Barrier screen referenced in Condition 11.10 6. Details of curtain walling to glass box upper levels including capping type, detail of Mesh fin type and vertical detail through 'horizontals' <p>The works must be implemented and permanently retained in accordance with the details so approved. A sample of each material shall be retained on site until the project is complete.</p> <p>Reason: To ensure the material finish and detailing is sympathetic to the Conservation Area and the setting of nearby listed buildings.</p> <p>The development shall not become operational unless weather protected cycle parking has been fully provided in accordance with the approved plans. The approved cycle parking must be permanently maintained.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.</p> <p>Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p> <p>The development shall operate in accordance with the Service Management Plan.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p> <p>The development shall operate in accordance with the Travel Plan.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>No site works of any nature or development shall commence unless a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted to and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:</p> <ul style="list-style-type: none"> • 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;
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	<ul style="list-style-type: none"> • 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. <p>All construction thereafter must be in accordance with the approved POW.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.</p>
11.8	<p>No development shall commence on site until details of wastewater disposal have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure appropriate foul drainage of the site.</p>
11.9	<p>Prior to the operation of the development hereby permitted, a proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height of not less than 1 metre above the eaves height of the main building at 10-15 m/s and it should be directed away from nearby properties in accordance with the submitted Layde Consulting report entitled '<i>Noise and Odour Impact Assessment Partial demolition and redevelopment and partial refurbishment and change of use of a building at 35-39 Queen Street and demolition and redevelopment of site at 31-33 Queen Street to provide ground floor restaurant/café and A2/B1 offices</i>' dated January 2021 referenced P470/1.</p> <p>The extraction and ventilation system must be cleaned and maintained in accordance with manufacturer's instructions to ensure compliance with the aforementioned report.</p> <p>Reason: Protection of amenity from odour impacts.</p>
11.10	<p>Prior to the operation of the development hereby permitted, a 1.5m barrier screen shall be installed around the two banks of air conditioning units on the rooftop area, in accordance with the submitted Layde Consulting report entitled '<i>Noise and Odour Impact Assessment Partial demolition and redevelopment and partial refurbishment and change of use of a building at 35-39 Queen Street and demolition and redevelopment of site at 31-33 Queen Street to provide ground floor restaurant/café and A2/B1 offices January 2021 P470/1</i>'.</p> <p>The screen shall be constructed in accordance with the approved details under Condition 11.2 and permanently maintained.</p> <p>Protection of amenity from odour impacts.</p>
11.11	<p>No commercial deliveries or collections associated with the development shall be made between the hours of 23.00 and 07.00hrs.</p> <p>Reason: Protection of amenity of nearby residential receptors.</p>
11.12	<p>Prior to the operation of the development hereby permitted, all external plant shall be selected, designed and installed so as to achieve a combined rating level (LAr,T) no greater than the representative (daytime and night time background sound level (dBLA90) when measured or determined at the façade of the nearest noise sensitive premises in accordance with BS 4142:2014+A1:2019.</p>
11.13	<p>The permanent operation of said equipment must not exceed these levels. Reason: Protection of amenity of nearby residential receptors.</p>

11.14	<p>No entertainment or live music is permitted in the restaurant/café within the proposed development.</p> <p>Reason: Protection of amenity of nearby residential receptors.</p>
11.15	<p>In the event that any centralised combustion sources (boilers/CHP, biomass), where the single or combined NOx emission rate is more than 5mg/sec are proposed as part of this development and prior to operation of the development, an Air Quality Impact Assessment shall be carried out and submitted to the Council for approval. The assessment shall demonstrate that there will be no adverse impact on human health due to emissions and shall operate permanently in accordance with the approved details.</p> <p>Reason: The protection of human health</p>
11.16	<p>No works or development shall commence unless a Dust Management Plan has been submitted to and approved in writing by the Council. The Plan shall be prepared in accordance with <i>Guidance on the Assessment of Dust from Demolition and Construction</i> (Institute of Air Quality Management, 2014).</p> <p>All development works thereafter must be in accordance with the approved Dust Management Plan.</p> <p>Reason: In the interests of human health and amenity.</p>
11.17	<p>Following site clearance works and prior to commencement of the erection of the development hereby approved, a Contaminated Land Risk Assessment shall be submitted in writing to and approved by the Council. The Quantitative Risk Assessment should consider the information presented in the O'Sullivan Macfarlane Ltd report entitled '<i>O'Toole and Starkey, Redevelopment, Partial Refurbishment and Change of Use of Building, 35-39 Queen Street Belfast and Demolition and Redevelopment of site 31-33 Queen Street Belfast, P768 Phase 1 Preliminary Risk Assessment (PRA)</i>' (dated 19th November 2020). The Quantitative Risk Assessment must be conducted in accordance with Environment Agency guidance and must incorporate:</p> <ul style="list-style-type: none"> - 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 accordance with Environment Agency guidance. Risks associated with ground gases should be assessed under the methodology outlined in BS8485:2015+A1:2019 and CIRIA C665. <p>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 no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. If required, the Remediation Strategy must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance.</p> <p>All construction thereafter must be in accordance with the approved Remediation Strategy.</p> <p>Reason: Protection of human health.</p>
11.18	<p>In the event that a Remediation Strategy is required, prior to occupation of the development a Verification Report shall be submitted to and agreed in writing by the Council, in order to demonstrate that any required remedial measures have been</p>

11.19	<p>incorporated within the proposal. 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.</p> <p>Reason: Protection of human health.</p> <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Council 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 Council 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.</p> <p>Reason: Protection of human health.</p>
11.20	<p>No development shall commence on site until details of wastewater disposal have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure appropriate foul drainage of the site.</p>

ANNEX

Date Valid	17th February 2021
17th February 2021	26th February 2021
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier:</p> <p>1 Queen Street,Belfast,Antrim,BT1 6EA 10 Albert Street,Belfast,Antrim,BT12 4HQ 10 College Avenue,Belfast,Antrim,BT1 6DS 10 College Court,Belfast,Antrim,BT1 6BS 10 Queen Street,Belfast,Antrim,BT1 6ED 10 Queen Street,Belfast,Antrim,BT1 6ED 12 College Court,Belfast,Antrim,BT1 6BS 12 Queen Street,Belfast,Antrim,BT1 6ED 13b Fountain Centre,College Street,Belfast,Antrim,BT1 6ET 17 Queen Street,Belfast,Antrim,BT1 6EA 18 Queen Street,Belfast,Antrim,BT1 6EE 19 Queen Street,Belfast,Antrim,BT1 6EA 1st Floor,37 Queen Street,Belfast,Antrim,BT1 6EA</p>	

21 Queen Street,Belfast,Antrim,BT1 6EA
21-27 ,Queen Street,Belfast,Antrim,BT1 6EA
28-30 ,College Street,Belfast,Antrim,BT1 6BT
2nd Floor,31a ,Queen Street,Belfast,Antrim,BT1 6EA
2nd Floor,37 Queen Street,Belfast,Antrim,BT1 6EA
2nd Floor,37 Queen Street,Belfast,Antrim,BT1 6EA
2nd Floor,37 Queen Street,Belfast,Antrim,BT1 6EA
2nd-4th Floors,41 Queen Street,Belfast,Antrim,BT1 6EB
31 Queen Street,Belfast,Antrim,BT1 6EA
32 College Street,Belfast,Antrim,BT1 6BQ
33 Queen Street,Belfast,Antrim,BT1 6EA
33a ,Queen Street,Belfast,Antrim,BT1 6EA
34 College Street,Belfast,Antrim,BT1 6DR
35 College Street,Belfast,Antrim,BT1 6BU
35 Queen Street,Belfast,Antrim,BT1 6EA
37 Queen Street,Belfast,Antrim,BT1 6EA
37-39 ,Queen Street,Belfast,Antrim,BT1 6EA
38 Queen Street,Belfast,Antrim,BT1 6EF
39 College Street,Belfast,Antrim,BT1 6BU
3rd Floor Office 3a,37 Queen Street,Belfast,Antrim,BT1 6EA
3rd Floor Office 3b,37 Queen Street,Belfast,Antrim,BT1 6EA
3rd Floor,5 College Court,Belfast,Antrim,BT1 6BS
40 Queen Street,Belfast,Antrim,BT1 6EF
41 College Street,Belfast,Antrim,BT1 6BU
41 Queen Street,Belfast,Antrim,BT1 6EB
45 Queen Street,Belfast,Antrim,BT1 6EB
45 Queen Street,Belfast,Antrim,BT1 6EB
47-49 ,Queen Street,Belfast,Antrim,BT1 6EB
49 Queen Street,Belfast,Antrim,BT1 6EB
4th Floor Office 4.1,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.12,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.13,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.14,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.15,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.17,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.18,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.19,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.20,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.21,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.22,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.23,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.24,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.25,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.26,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.27,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.4,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.5,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Office 4.7,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Offices 4.8-4.10,37 Queen Street,Belfast,Antrim,BT1 6EA
4th Floor Offices 4.9-4.11,37 Queen Street,Belfast,Antrim,BT1 6EA
5 College Court,Belfast,Antrim,BT1 6BS

8 College Avenue,Belfast,Antrim,BT1 6DS
Car Park 15,Queens House,14 Queen Street,Belfast,Antrim,
Fountain Centre,Fountain Street,Belfast,Antrim,BT1 6ET
Gd Floor,5 College Court,Belfast,Antrim,BT1 6BS
Lyndon Court,30 Queen Street,Belfast,Antrim,BT1 6EF
Lyndon Court,34 Queen Street,Belfast,Antrim,BT1 6EF
Office 1 1st Floor,Queens House,14 Queen Street,Belfast,Antrim,BT1 6ED
Office 2 1st Floor,Queens House,14 Queen Street,Belfast,Antrim,BT1 6ED
Offices 2nd-5th Floor,Queens House,14 Queen Street,Belfast,Antrim,BT1 6ER
Offices 3rd - 5th Floors,Queens House,14 Queen Street,Belfast,Antrim,BT1 6ED
Queens House,14 Queen Street,Belfast,Antrim,BT1 6ED
Queens House,14 Queen Street,Belfast,Antrim,BT1 6ED
Second Floor,35 College Street,Belfast,Antrim,BT1 6BU
Shop,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Shop,23-29 ,Queen Street,Belfast,Antrim,BT1 6EA
Studios And Gallery (1st Floor),37 Queen Street,Belfast,Antrim,BT1 6EA
Suite 1a,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Suite 1b,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Suite 2,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Suite 3,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6BT
Suite 5,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Suite 6,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 1,5 College Court,Belfast,Antrim,BT1 6BS
Unit 10,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 11,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 12,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 13,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 14,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 14a,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6EE
Unit 15,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 16,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 17,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 18,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 19,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 20,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 21,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6EE
Unit 22,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6EE
Unit 22,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 23,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 24,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 3,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 4,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 5,Lyndon Court,Queen Street,Belfast,Antrim,BT1 6EF
Unit 6,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit 6,Lyndon Court,Queen Street,Belfast,Antrim,BT1 6EF
Unit 7,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ES
Unit 8,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET
Unit A,Lyndon Court,30 Queen Street,Belfast,Antrim,BT1 6EF
Unit B,32-38 Lyndon Court,Queen Street,Belfast,Antrim,BT1 6EF
Unit C,Lyndon Court,30 Queen Street,Belfast,Antrim,BT1 3EF

<p>Unit C2 (Second Floor Offices),1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET Unit D,Lyndon Court,30 Queen Street,Belfast,Antrim,BT1 6EF Unit E,Lyndon Court,30 Queen Street,Belfast,Antrim,BT1 6EF Units 1-2,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET Units 19-20,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET Units 24-26,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6EE Units 5-6,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET Units 8-9,1-13 Fountain Centre,College Street,Belfast,Antrim,BT1 6ET</p>	
Date of Last Neighbour Notification	24th February 2021
Date of EIA Determination	N/A
ES Requested	No
<p>Planning History</p> <p>Ref ID: LA04/2019/2932/PAN Proposal: Partial demolition and redevelopment and partial refurbishment and change of use of building at 35-39 Queen Street, and demolition of building and redevelopment of site at 31-33 Queen Street to provide ground floor restaurants/cafes and A2/B1 Offices. Address: 31-39 Queen Street, Belfast, BT1 6EA, Decision: PANACC Decision Date: 19.12.2019</p> <p>Ref ID: LA04/2019/0553/F Proposal: Demolition of existing building and erection of 175 bed aparthotel with associated bar, restaurant and conferencing facilities and associated works. Address: Land at Lyndon Court, 32-38 Queen Street Belfast, BT1 6EF. Decision: Permission Granted Decision Date: 05.12.2019</p> <p>Ref ID: Z/2013/1063/F Proposal: Ten storey hotel comprising of 250 bedrooms, meeting rooms with bar and restaurant to ground floor. Nine storey open plan office building with retail on ground floor with underground car parking. Address: 78 College Avenue, Belfast, BT1 6BU, Decision: Permission Granted Decision Date: 20.02.2015</p> <p>Ref ID: Z/2011/0967/F Proposal: Erection of new street cabinet to facilitate provision of new fibre optic infrastructure across across the BT network. Cabinet dimensions approx 1128mm high 780mm wide 407mm deep Address: On footpath 2m from College Street gable wall of Kellys Eye Club, 39 Queen Street, Belfast, BT1 6EB, Decision: Permission Granted Decision Date: 25.04.2012</p> <p>Ref ID: Z/1984/1894 Proposal: CHANGE OF USE FROM SHOP/FACTORY TO BINGO HALL</p>	

Address: 37-39 QUEEN STREET/33-35 COLLEGE STREET

Decision: Permission Granted

Decision Date: