

# Public Document Pack

**Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**

6th March, 2019

## **MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

In addition to those matters previously notified to you, the following item(s) will also be considered at the meeting to be held at 5.00 pm on Tuesday, 12th March, 2019.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

### **AGENDA:**

- 5 (a) **LA04/2018/2157/F - new children's hospital and associated infrastructure incorporating the demolition of Bostock House on the Royal Group of Hospitals site, 274 Grosvenor Road** (Pages 1 - 20)
- 5 (b) **LA04/2017/2780/F - 7 storey residential development comprising 38 apartments on lands between 55-71 Ormeau Road and 163-169 Donegall Pass** (Pages 21 - 30)
- 5 (c) **LA04/2018/0408/F - Demolition of existing building and construction of new 3/4 storey apartment block containing 23 apartments at Porters Annex, Apsley Street** (Pages 31 - 42)
- 5 (d) **LA04/2017/2302/F and LA04/2017/2300/DCA - Extension to seventh floor to accommodate hotel gym, Scottish Amicable House, 11 Donegall Square South** (Pages 43 - 50)

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## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 12 <sup>th</sup> March 2019	
<b>Application ID:</b> LA04/2018/2157/F	
<b>Proposal:</b> A new children's hospital and associated infrastructure incorporating the demolition of Bostock House. To include the provision of hard and soft landscaping, an entrance feature at the Falls Road pedestrian access, signage, external lighting and associated site works.	<b>Location:</b> Location of existing Bostock House and part of the land adjacent on the Royal Group of Hospitals site, 274 Grosvenor Road, Belfast, BT12 6BA.
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belfast Health And Social Care Trust Redevelopment Royal Hospitals Grosvenor Road Belfast BT12 6BA	<b>Agent Name and Address:</b> AECOM The Clarence West Building (10th Floor) 2 Clarence Street West Belfast BT2 7GP
<b>Executive Summary:</b> The application seeks full planning permission for a new children's hospital and associated infrastructure incorporating the demolition of Bostock House. To include the provision of hard and soft landscaping, an entrance feature at the Falls Road pedestrian access, signage, external lighting and associated site works.	
The key issues in the assessment of the proposal are as follows:	
<ul style="list-style-type: none"> <li>- Principle of redevelopment</li> <li>- Demolition of Bostock House</li> <li>- Impact on Built Heritage</li> <li>- Scale, Massing and Design</li> <li>- Traffic and Parking</li> <li>- Impact on amenity</li> <li>- Contaminated Land</li> <li>- Drainage and Flooding</li> <li>- Impact on Protected Sites</li> <li>- Pre-application Community Consultation</li> </ul>	
<p>Bostock House makes no material contribution to the character of the area and with the high quality design of the replacement building there is no objection to its demolition. The proposed building is of regional significance, providing a state of the art healthcare facility for children and young people in Northern Ireland. The building will be approximately three times the size of the existing children's hospital and will have increased capacity in terms of the emergency department, theatres, and single bedrooms (enabling parents/ carers to stay overnight).</p>	
<p>The hospital will be a regional healthcare facility bringing together all the necessary paediatric services required, which are currently located across the existing RVH site, Musgrave Park Hospital, the Mater Hospital and other centres around Belfast.</p>	

Representations

No objections were received.

Consultees & Environmental Matters

**Environmental Health** – Awaiting formal response. No objections in principle

**DAERA**– No objection

**DFC Historic Environment Division** – No objection

**DFI Roads** – No objection subject to conditions

**Rivers Agency** – No objection

**NI Water** - No objection

**Shared Environmental Services** – Awaiting response

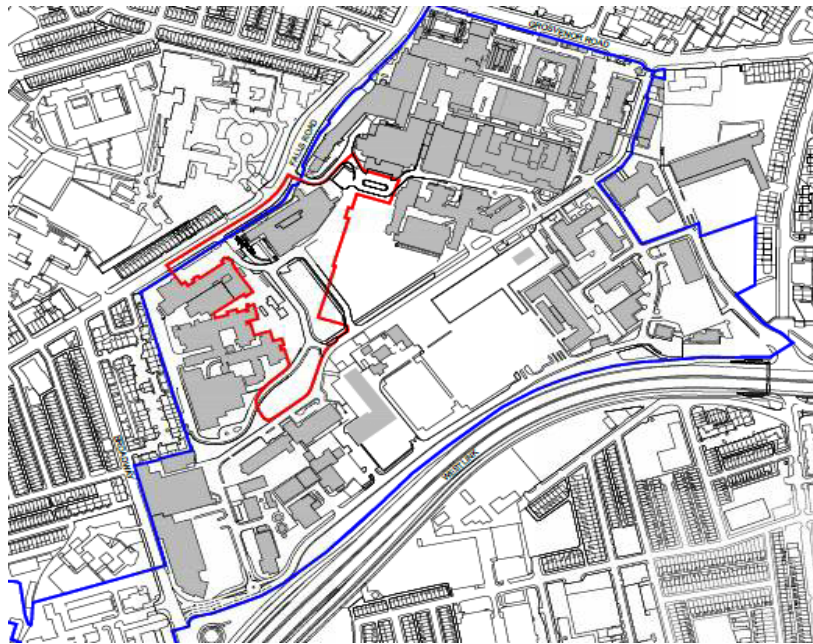
**Recommendation**

Having had regard to the extant development plan, the draft development plan, relevant planning policies, planning approvals in the area, the demolition of Bostock House and its replacement with a much needed, high quality hospital building of regional significance is found to be acceptable and planning approval is recommended.

In light of an outstanding consultations from Environmental Health and Shared Environmental Services, with issues raised by DFI Roads and Environmental health still to be resolved, Committee is requested to delegate the resolution of outstanding issues and consideration of the final wording of the conditions to the Director of Planning and Building Control.

## Case Officer Report

### Site Location Plan



*Existing*

*Proposed*

1.0	Description of Proposed Development
1.1	A new children's hospital and associated infrastructure incorporating the demolition of Bostock House. To include the provision of hard and soft landscaping, an entrance feature at the Falls Road pedestrian access, signage, external lighting and associated site works.
1.2	The proposed hospital will have a floor area of circa. 54,000 sqm, spread over 10 floors of accommodation, in a split level building, with an additional floor of planting. Services within the building will include a dedicated paediatric Emergency Department which can cater for up to 45,000 patients per year, 11 theatres, a Paediatric Intensive Care Unit, haematology and oncology, a large outpatients department, aseptic suite and over 150 beds. The building is 52m high to the south onto the internal spine road, stepping up to 47m on the Falls (ground floor level of Falls Road is level 3). The top 5m is given over to plant, set approx. 6m back from the Falls Road façade.
1.3	The main entrance to the proposed Children's Hospital is located to the south of the proposed site. A vehicular drop-off point and limited parking spaces, along with cycle parking are located adjacent to the main entrance and are accessed from the spine road.

1.4	<p>There is also a landscaped pedestrian route which runs from the Falls Road down to this main entrance. The Falls Road entrance will be gated (closed at 6.30/7.00pm)</p> <p>24no. car parking spaces are included as part of the proposed development. This includes a small car park of 10no. spaces located between the main entrance and the Emergency Department entrance of the proposed hospital building and 4no. standard car parking spaces, 5no. disabled parking spaces and 1no. parent and child parking space. A further 14no. disabled parking spaces are located opposite the proposed service area. Users will also use the existing Children's Hospital Car Park located within the RVH site. 19 covered cycle spaces are proposed.</p>
1.5	<p>In terms of finishes, a brick-clad plinth forms the base of the building onto the spine road top the south and Falls Road to the north. Undulating, coloured, aluminium fins in front of curtain wall glazing articulate the upper levels of the façade. The main entrance is defined by a projection of the lower plinth.</p>
1.6	<p>A total of six rooftop terraces have been provided offering varying levels of outdoor amenity space.</p>
2.0	<p>Description of Site</p>
2.1	<p>The Royal Victoria Hospital (RVH) site, which includes the site of the existing Royal Belfast Hospital for Sick Children (RBHSC), is located to the south of the Falls Road in West Belfast and has supported a working hospital since the early 1900s. The Application Site comprises a portion of the wider RVH site, which currently supports Bostock House, in addition to areas of existing associated infrastructure, car parking and additional smaller buildings.</p>
2.2	<p>The proposal is to be located on the site of the existing Bostock House (approx. 26m high), an 8 storey, flat roofed block in red brick in Flemish bond, constructed in the 1940s to provide accommodation for nurses. The site is located within the wider Royal Group of Hospitals site. There is a significant fall in levels (approx. 8m) from the northern boundary of the site on the Falls Road to the southern boundary along the internal spine road.</p>
2.3	<p>The existing buildings on the RVH site vary in height from single storey ancillary buildings to the 11 storey critical care building.</p>
2.4	<p>Generally within the site, clinical buildings are located to the north of the Spine Road with non-clinical support buildings located to the south.</p>
2.5	<p>There are two publically available car parks on the RVH site, with 97 spaces adjacent to the existing Children's Hospital and 724 spaces located immediately south of the spine road.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Planning History</p>
3.1	<p>Z/2013/0368/F - Replacement of the existing Royal Jubilee Maternity Unit with new maternity facility to include part demolition of the existing maternity building. Provision of hard and soft landscaping and children's play area. Permission Granted 16/09/13.</p>
3.2	<p>LA04/2015/0726/F - Demolition of the existing Estates Department building, Sterile Fluids building, sub-station and associated portacabins to facilitate construction of the new Non-Clinical Support building and associated infrastructure. The new building will have a gross floor area of 5937m<sup>2</sup> and consist primarily of supporting functions for the day to day operation of the RVH estate. These include, hospital administration, meeting and training facilities, storage, workshops, plant, waste storage, staff welfare facilities and a</p>

	service tunnel. Other site works include, hard and soft landscaping, additional car parking provision and a screened delivery/service yard. Permission Granted 19/08/16
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Local Development Plan Strategy (Draft LDP) Public Local Inquiry into Objections to the Belfast Metropolitan Area Plan 2015 Part 2 'Report on Belfast City Council Area'
4.2	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Addendum to Planning Policy Statement 6 – Areas of Townscape Character Planning Policy Statement 13 – Transportation and Land use Planning Policy Statement 15 – (Revised) Planning and Flood Risk
5.0	Statutory Consultees Transport NI – No objection subject to conditions DAERA – No objection subject to conditions Rivers Agency – No objection Belfast City Airport – No objection Shared Environmental Services – Awaiting Response
6.0	Non-Statutory Consultees Environmental Health BCC – Awaiting Response Urban Design Officer – Awaiting Response
7.0	Representations No objections have been received.
8.0	Other Material Considerations The Belfast Agenda
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>- Principle of redevelopment</li> <li>- Demolition of Bostock House</li> <li>- Impact on Built Heritage</li> <li>- Scale, Massing and Design</li> <li>- Traffic and Parking</li> <li>- Impact on amenity</li> <li>- Contaminated Land</li> <li>- Drainage and Flooding</li> <li>- Impact on Protected Sites</li> <li>- Pre-application Community Consultation</li> </ul>
9.2	<b>Principle of Redevelopment</b> Following the recent Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft Belfast Metropolitan Area Plan (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. 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.

9.3	Given the advanced stage that BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the only areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
9.4	Belfast Urban Area Plan (BUAP) The site is located on unzoned whiteland within the development limits of Belfast.
9.5	<i>Draft BMAP (2004 and 2014 versions) designations</i> In both versions of draft Belfast MAP (2004 and 2015) the site lies within a draft Area of Townscape Character (Designation 042 Falls/ Donegall Road).
9.6	<i>Objections to Designations in Draft BMAP</i> Objections to Area of Townscape Character Designations and Conservation Area Policy There was an objection received to draft BMAP referring to all ATC designations in Belfast. The report states that whilst the objection stated that that none of the proposed ATCs were justified in whole or in part, no specific arguments were presented that would enable the Planning Appeals Commission (PAC) to further consider the matter.
9.7	There was a specific objection to the Falls/ St. Marys ATC designation from the EHSSB to the inclusion of the northern and western edges of the Royal Hospital Complex within the ATC as the designation may not allow the size and scale of development needed to provide health care facilities. No plan was provided identifying the lands in question and the PAC was thus unable to consider the matter further. The report goes on to state that in any event, the designation of an ATC would not necessarily preclude proposals for larger buildings if material considerations indicated that these were appropriate. The needs of the Health Service would be an important factor in the consideration of a development proposal.
9.8	<i>Prematurity to the emerging BMAP and Local Development Plan</i> As a result of the aforementioned Judicial Review (para 9.2) the pre-adopted version of BMAP 2015 is an emerging plan. This has led to a scenario where Belfast now has two emerging Area Plans, the draft BMAP and the Draft Local Development Plan Strategy. In light of this any planning decision made at the moment has the potential to be premature to these two emerging plans.
9.9	For example such a course of action would be appropriate where development proposals, either individually or cumulatively: <ul style="list-style-type: none"> <li>- would prejudice the ability of the emerging new or replacement development plan to achieve or retain general conformity with the RDS; or</li> <li>- would prejudice the outcome of the plan process by predetermining decisions that ought properly to be taken following full consideration of the relevant issues in the context of a public inquiry.</li> </ul>
9.10	Where a plan is at the draft plan stage but no objections have been lodged to relevant proposals then considerable weight should be attached to those proposals because of the strong possibility that they will be adopted and replace those in the existing plan.
9.11	The Planning Appeals Commission have provided some clarity in terms of the Areas of Townscape Character. Given their stance it is logical to assume that the ATC designation would remain part of any adopted BMAP. The Area of Townscape Character designation must therefore hold considerable weight in this instance. The proposal will be assessed against the relevant planning policy below at 9.15-9.23.



9.12	In terms of the emerging Local Development Plan the argument is more straight forward. Where an LDP is at the consultation stage with no early prospect of submission for examination, then refusal on prematurity grounds would be seldom justified.
9.13	The Principle of the proposed use on what is an established regionally significant healthcare site is acceptable. The principal of the demolition of Bostock House and its redevelopment will be discussed below. It is worth reiterating the stance of the PAC in terms of the ATC designation which affects the site – the designation would not necessarily preclude proposals for larger buildings if material considerations indicated that these were appropriate. Given the undoubted benefits to be brought about by such a regionally significant proposal the principal of a large building on the site is acceptable, subject to the ATC policy consideration below.
9.14	<p><b>Demolition within an Area of Townscape Character</b></p> <p>The proposal has been assessed against Policy ATC1 of the Addendum to PPS6. There will be a presumption in favour of retaining any building which makes a positive contribution to the character of an Area of Townscape Character. Where the demolition of an unlisted building in an ATC is proposed the key considerations that will be taken into account are:</p> <ul style="list-style-type: none"> <li>• the contribution of the building to the ATC and the effect of its demolition on the distinctive character of the area; and</li> <li>• whether the quality of proposals for the redevelopment of the site will maintain or enhance the distinctive character of the area.</li> </ul>
9.15	The existing building is a functional building of its time. Despite this historic reference it is considered that the building is of limited merit in terms of architectural or historic interest in terms of the distinctive character of the ATC and could be removed subject to adequate replacement. It does perform an urban design role to this curved road. It is therefore desirable that the proposed built form performs a similar role in terms of how it addresses the Falls Road. The merits of the replacement structure will be discussed below at 9.17-9.23 and 9.26-9.31.
9.16	<p><b>Impact on character and appearance of the Area of Townscape Character</b></p> <p>The proposal has been assessed against Policy ATC2 of the Addendum to PPS6. The Council will only permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area.</p>
9.17	Bostock House (to be demolished) forms part of a group of modernist buildings that provide a robust sense of enclosure and visual dynamic as they guide the eye along the curve on this section of the Falls Road.
9.18	The character of the area is somewhat mixed in terms of scale and design of buildings with a diversity in streetscape along the Falls Road with the two and three storey terraces of a domestic scale located beside the much larger educational and health care buildings (St. Marys, St. Dominic's and Royal Hospital Buildings)
9.19	Although the site lies within a designated Area of Townscape Character there is no dominant character nor uniformity in design or architecture that signals to the onlooker that they are approaching or within an area with a prevalent built form of a particular era. It is arguable that the Hospital site has a unique character of its own given the scale and clear expression of use exhibited on most of its established buildings.

9.20	The lower facades onto the Falls Road consist of high quality brick with white mortar. This is in keeping with the materials used in the immediate area. The upper floors are clad in anodised aluminium curtain walling, with aluminium fins forming an external veil. These fins gradually change across each façade from light green to dark green, creating a ripple effect and adding interest to the significant form.
9.21	New development in an Area of Townscape Character should not undermine the urban design objective of legibility / promotion of legible environments – i.e. the proposal should not undermine the reading of the area as an area of special architectural and historic interest. Given the clear expression of use, and the way the proposed building addresses the Falls Road, in a similar manner to that of Bostock House, it will certainly maintain the character of the area. And with Bostock House being of modest quality, exhibiting quite a bland institutional character, it's more colourful and architecturally interesting replacement will arguably enhance this section of the ATC.
9.22	The Department will also require that any trees, archaeological or other landscape features which contribute to the distinctive character of the area are protected and integrated in a suitable manner into the design and layout of the development.
	<b>Impact on Built Heritage</b>
9.23	The nearest listed building to the application site is HB26/24/001 St Dominic's Grammar School for Girls, 135-137 Falls Road, Belfast.
9.24	HB26/32/0011 Royal Belfast Hospital for Sick Children, Royal Victoria Hospital, 180-184 Falls Road, Belfast is currently not listed. Historic Environment Division have stated that all listed buildings in the locality are sufficiently removed as to remain unaffected by this application. We there have no remit to comment on the proposals under policy BH11 of PPS6.
	<b>Scale, Massing and Design</b>
9.25	With a building of this nature of the key issues are the overall scale and massing and how it relates to its context. In this case the context is well established with the proposed building replacing a substantial building within a large hospital context on a main arterial route.
9.26	The character of the area is somewhat mixed in terms of scale and design of buildings with a diversity in streetscape along the Falls Road with the two and three storey terraces of a domestic scale located beside the much larger educational and health care buildings (St. Mary's, St. Dominic's and Royal Hospital Buildings)
9.27	The Bostock House Building to be replaced is located within the northern part of the site along the Falls Road frontage.
9.28	The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. Given the proposed scale and massing of the building it is vital that the bulk is broken up to reflect a finer grain, creating a higher quality landmark structure as opposed to domineering feature in the streetscene. This has been achieved through the imposition of external fins which provide a verticality of expression to the main facade onto Falls Road.
9.29	Given that the Falls Road is an arterial route into the city centre it is essential that the Falls Road frontage respects the character of the area and provides a high quality of architecture. The more domestic scale of the terracing along the Falls Road has been acknowledged by the introduction of the bricked plinth at ground floor level which helps form a strong edge to the building. A landscaped area is located on a terraced area on top of this plinth which breaks up what could have potentially been a very dominant and

	<p>imposing façade. An entrance feature now introduces the building to the Falls Road and provides a clear expression of the hospital use – traditionally the function of the building was clearly legible; the projection of the lower plinth helps to lead the eye to the main entrance feature whilst the green coloured fins represent health and well-being. The Falls Road frontage will also be enhanced with a comprehensive lighting strategy to articulate and animate the front of the building. The existing boundary railing is to be retained, apart from a section removed to provide the new entrance feature.</p>
9.30	<p>In terms of the hierarchy of the structure the low level brick plinth and the plant set back from the main shoulder height of the building creates a clear base middle and attic, with the upper plant floor visually subservient.</p>
9.31	<p>The two blocks on either side of the lower plinth and terracing onto Falls Road act as bookmarks and provide an orientation marker sequentially as one move along the Falls Road.</p>
	<p><b>Traffic and Parking</b></p>
9.32	<p>The applicant has negotiated directly with DFI Roads in relation to car parking issues. DFI Roads have offered no objection to the principle of the proposed development and are satisfied with the level of visitor/drop off parking and disabled parking adjacent the new building.</p>
9.33	<p>A Travel Plan has been submitted which demonstrates how the Trust aims to reduce dependency on cars to the RVH site by promoting the use of possible alternatives. DFI Roads have stated that the submitted Travel Plan is, effectively, a report and a general ‘plan of action’ rather than a working document and recognise that considerable benefit would be derived from a robust site based Travel Plan that reduces the total number of car trips to and from this site.</p>
9.34	<p>In light of DFI comments The Belfast Health and Social Care Trust has outlined its commitment to developing a site specific travel plan for the site i.e. specifically for the Royal Group of Hospitals site rather than for the all Belfast Trust sites. The BHSC have a current Trust Wide Travel Plan available (most recently updated in March 2018). However, a site specific Travel Plan is now considered necessary to more readily measure the effectiveness of on-going schemes and new ones in the future, to encourage sustainable travel to the site. A Framework Travel Plan has been submitted outlining measures to discourage private car use to and from the site and promote and encourage the use of public transport. DFI Roads have agreed with the general principles of this approach to dealing with the limited additional parking proposed. Subsequently a condition will be attached to any approval requiring a finalised Travel Plan is submitted to, and agreed with, DFI Roads at least six (6) months prior to the development becoming operational. This will follow the objectives and principles outlined in the Travel Plan Framework received by Belfast City Council Planning Office on 22 February 2019. The condition is detailed below at 11.10.</p>
9.35	<p>Patient set down/ pickup is provided immediately outside the proposed main entrance at level 02 off the main Spine Road. A turning loop and set down of five spaces is provided on a one-way system. A drawing has been submitted to show the drop-off loop Auto tracked with an estate car, a London taxi, a MPV (multiple person vehicle) and a light van. The Auto tracking shows that the vehicles can manoeuvre around the loop while vehicles are parked in the drop-off lay-by. It should be noted that ambulances will not use this entrance to the building and all these types of vehicles will use the internal spine road between the proposed Children’s Hospital and the Maternity Hospital.</p>

9.36	A small car park with 10 spaces will be accessed through a controlled barrier. This provision includes four standard spaces, five accessible spaces and one parent and child space. There will also be 14 disabled spaces provided outside the Critical Care Building, seven of these are existing, five will be relocated from the service yard and two are new.
9.37	19 covered cycle spaces have been provided near the main entrance of the building.
9.38	The main entrance to the building is located to the south of the site so as to minimise the distance from the main car park and spine road.
9.39	A Belfast Rapid Transit stop is located a short distance from the pedestrian access on Falls Road. The opening times of access gates and doors to the Falls Road have been recently increased to allow easier access to the passing BRT services – 06:00 to 20:00.
	<b>Contamination</b>
9.40	Ground contamination has been detected at the site however according to AECOM the risks to environmental receptors are low, provided no preferential pathways are created by the development through piling or other foundation works.
9.41	DAERA Land & Groundwater Team have no objections to the development provided conditions are placed on any Planning Decision Notice, as detailed below at 11.2-11.4.
9.42	Environmental Health Department have reviewed the Aecom report titled “Combined Phase 1 Preliminary Risk Assessment and Phase 2 Generic Quantitative Risk Assessment Project no: 60471243 July 2018.
9.43	It has been acknowledged that the contaminated land risk assessment report needs updated to include the small oil store and workshops and contractor compounds and that post demolition of the site buildings a post demolition investigation targeting the footprint of the existing building will be carried out. This would require a negative condition for further investigative reports post demolition of Bostock House. This condition is detailed below at 11.5.
	<b>Impact on amenity</b>
9.44	The proposal has also been assessed against paragraphs 4.12 and 4.13 of the SPPS, in terms of potential impact on amenity of adjacent properties.
9.45	In their response, Environmental Health also requested confirmation if the development is to include any substantial combustion processes. WYG have confirmed that all boiler and generator plant associated with proposed Children’s Hospital will be located at the new Energy Centre within the RVH campus.
9.46	Environmental Health also requested that the level of cooking/reheating proposed and details of any proposed ventilation extraction should be confirmed. It has been confirmed that the kitchen is on Level 4. Reheating will mainly take place in this kitchen as the meals are prepared in kitchens located at Knockbracken.
9.47	To provide effective grease and odour treatment from the proposed kitchens and café, it is proposed UV filtration and finally absorption of remaining compounds and odours within ductwork before discharging into atmosphere utilising carbon filters. It is proposed to discharge extracted air via the external louvre on Level 4 plantroom facing the existing Royal Belfast Hospital for Sick Children (RBHSC), circa 9.5m above footpath level.
9.48	To ensure the appropriate odour abatement system is installed prior to occupation a condition will be attached requiring installation of said system as detailed Technical Note

	02, prepared by WYG for Aecom, dated 19 <sup>th</sup> February 2019. This will suppress and disperse odours created from cooking/reheating operations on the premises. The condition is detailed below at 11.12.
9.49	Another potential impact of introducing a building of this scale is that of dominance and overbearing on adjacent properties.
9.50	The closest residential properties are located approximately 40m North-West of the site on Mulholland Terrace with the Business Units on this row located slightly closer. Although the building is of a significant scale it is not located directly across from these properties, and with the substantial separation distance there should be no significant loss of light experienced.
	<b>Drainage and Flooding</b>
9.51	The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year of 1 in 200 year coastal floodplain. Given the size of the site (greater than 1 Ha) Policy FLD3 of PPS15 requires that a Drainage Assessment (DA) is carried out. A Drainage Assessment was submitted with the application.
9.52	The DA points to the existence of an extensive drainage system within the RVH site comprising of combined drainage sewers with some local surface water drainage network. The proposal will be connected into the existing waste water and surface water drainage systems.
9.53	The proposed site layout sows an increase in the overall level of hardstanding within the site and a significant reduction in permeable area due to the removal of a large grassed landscaped area.
9.54	A Sustainable Urban Drainage System is proposed to reduce post development storm peak flows and attenuate runoff through the following measures: <ul style="list-style-type: none"> <li>- Permeable Paving</li> <li>- Impermeable paving attenuation tank</li> <li>- Tree Pit Attenuation Tanks</li> <li>- Geo-Cellular Attenuation Tank to Store Roof Runoff</li> </ul>
9.55	These measures will ensure that the downstream drainage network receives less flow than at present and its hydraulic capacity will be improved.
9.56	Dfl Rivers has reviewed the Drainage Assessment revision 02 by AECOM dated August 2018, along with the requested PDE response, and acknowledge that the development proposes betterment on the site from a pre development rate discharge of 190l/s to 25l/s and that NIW water have consented to this discharge into their combined system.
9.57	Dfl Rivers, while not being responsible for the preparation of the Draft Drainage Assessment accepts its logic and has no reason to disagree with its conclusions.
	<b>Impact on Protected Sites</b>
9.58	The AECOM report identifies that the Blackstaff River approximately 350m to the southwest of the site is the closest surface watercourse to the site and this flows from south west to north east. The Blackstaff River is a tributary of the River Lagan and Lagan Estuary.
9.59	Shared Environmental Services (SES) advised that the applicant Belfast Health and Social Care Trust is required as a Competent Authority to carry out a Habitats Regulations Assessment (HRA) as required in accordance with Regulation 43 (1) of the

	Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). Shared Environmental Services are currently reviewing a Shadow HRA submitted by the applicant.
9.60	The Shadow HRA lists a total of 4 European sites identified within a 15km radius of the proposed development: Belfast Lough Ramsar Site; Belfast Lough SPA; Belfast Lough Open Water SPA; and East Coast Marine proposed SPA.
9.61	The European and International designated sites listed above share hydrological connectivity with the application site via Clowney Water, which lies approximately 400m to the south-west of the application Site at its closest point, and which discharges into the Blackstaff River. This river discharges into the River Lagan, from where surface waters subsequently flow into Belfast Lough. The Shadow HRA states that:
9.62	it is considered, given the location of the Application Site relative to the European designated sites afforded consideration within this assessment (situated 4.6km or more from the site), that the proposed development would have little potential to give rise to the vast majority of effects identified both within the formal conservation objectives and Natura 2000 standard data forms for the various relevant sites. On this basis it is considered that no direct effects such as habitat loss, disturbance, alteration of coastal processes or recreational or commercial activities within the designated sites would arise as a result of the proposed development.
9.63	Potential effects of the proposed development upon the relevant European designated sites are therefore considered to be limited to hydrological impacts associated with the foul water and sewage disposal measures to be utilised in association with the proposals and potential effects associated with surface water drainage measures, in addition to air quality impacts arising as a result of increased traffic movements along roads in the vicinity of the designated sites.
9.64	It is noted that the proposed development, which lies 400m to the north-east of the nearest watercourse, will, as detailed within the outline Construction Environmental Management Plan produced by AECOM and submitted in support of the planning application, involve the implementation of a range of measures during the construction phase to ensure that the potential for spillage and sedimentation is reduced to the greatest extent possible in line with best practice as set out within NIEA General Guide to the Prevention of Pollution and CIRIA guidance.
9.65	Such measures are to include the timing of works, the use of sediment traps or lagoons, minimal use of stockpiling and the use of appropriate storage for all hazardous contaminants and pollutants within an appropriate compound during the construction. These measures are normal aspects of a major public sector construction contract and would be incorporated into any significant development of this type, whether it be located upstream of a European site or not.
9.66	Shared Environmental Services comments on these points are awaited.
9.67	<b>Pre-application Community Consultation</b> 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.
9.68	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

	<p>application for planning permission for the development is to be submitted. A PAN (LA04/2017/2565/PAN) was submitted to the Council on 14<sup>th</sup> November 2018.</p>
9.69	<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 to accompany the planning application.</p>
9.70	<p>A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p>
9.71	<p>Three public drop-in events took place (given the regional significance of the project). The first on 12<sup>th</sup> December 2017 at Culhurlann McAdam O Fiach, 216 Falls Road, 15<sup>th</sup> December 2017 at the current Royal Hospital for Sick Children, and on 16<sup>th</sup> January 2018 at Grosvenor House, 5 Glengall Street.</p>
9.72	<p>A public exhibition was also held at three different venues for eight weeks from January to March 2018, the current Children's Hospital, Shaftsbury Community and Recreation Centre and Falls Road Library.</p>
9.73	<p>Events were advertised in the Andersonstown News, Belfast Telegraph and Irish News on 5<sup>th</sup> December 2017.</p>
9.74	<p>36 letters were sent to dwellings and businesses in Mulholland Terrace on Falls Road. 20,000 leaflets were distributed to properties Falls, Clonard, Beechmount and Blackstaff electoral wards. The PAN notice was circulated to 60 Councillors, 20 MLAs, 4 MPs, the West Belfast Partnership, South Belfast Partnership and the Capital Planning and Redevelopment Team (Belfast Health and Social Care Trust).</p>
9.75	<p>In summary the pre-application community consultation process involved five types of consultation method: three drop-in sessions, three public exhibitions, letters to adjacent residential/ business properties, workshops and meetings with different sectors and a dedicated website.</p>
9.76	<p>A total of 143 questionnaires were completed. In summary the responses revealed that the majority of the individuals who responded are supportive of the appearance of the Children's Hospital, its pedestrian connections to the surrounding area and feel the proposal will contribute positively to the locality.</p>
9.77	<p>In response to some of the more critical comments a number of changes have been made to the proposal. The design of the landscaped boulevard leading from the Falls Road to the main entrance has evolved in light of some concerns about the lack of openness and a strong presence along the Falls Road. A unique entrance feature has been proposed offering visitors an attractive point of orientation from the Falls Road to the new hospital. The feature will include signage, lighting and gates. A lighting strategy has also been created to provide detail on the lighting of the new entrance and the Falls Road frontage.</p>
9.78	<p>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.</p>

10.0	<b>Summary of Recommendation:</b>
10.1	The existing Bostock House building does not make a positive contribution to the character of the Falls/ St. Marys Area of Townscape Character and thus its demolition is acceptable.
10.2	The proposal is for a much needed, high quality hospital building of regional significance bringing together all the necessary paediatric services required, which are currently located across the existing RVH site, Musgrave Park Hospital, the Mater Hospital and other centres around Belfast.
10.3	A Contemporary landmark building has been complimented by a significant level of soft landscaping which creates a boulevard linking the important Falls Road frontage and the main entrance to the building.
11.0	Conditions
11.1	As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  Reason: Time Limit.
11.2	No development or piling work should commence on this site until a piling risk Assessment has been submitted in writing and agreed with the Planning Authority. This Condition only applies if a piling foundation is being used at the site. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" available at <a href="http://publications.environmentagency.gov.uk/PDF/SCHO0501BITT-E-E.pdf">http://publications.environmentagency.gov.uk/PDF/SCHO0501BITT-E-E.pdf</a> .  Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.3	If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.  Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.4	After completing the remediation works under Condition 2 and 3 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.  Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.5	Prior to the commencement of the construction of the proposal the applicant shall provide to the Belfast Planning Service an updated and revised contaminated land risk assessment



	<p>which must be agreed in writing by the Belfast Planning Service and shall include the following:</p> <ul style="list-style-type: none"> <li>• A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any potential sources of contamination, conducted in line with current Environment Agency guidance.</li> <li>• Based on the outcome of this risk assessment, a Remediation Strategy (often referred to as a Phase III) may be required. This Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and no longer pose a potential risk to human health.</li> </ul> <p>Reason: Protection of sensitive receptors to ensure the site is suitable for end use.</p>
11.6	<p>Prior to the occupation of the proposed development and in the event that remediation measures have been identified under the above condition the applicant shall submit for approval to the Belfast City Council, a Verification Report. This report must demonstrate that any remediation measures outlined in the contaminated land risk assessments/ remediation strategy have been implemented.</p> <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.</p> <p>Reason: Protection of sensitive receptors to ensure the site is suitable for end use.</p>
11.7	<p>The development shall operate using hard surfaced areas constructed generally in accordance with the approved layout Drawing No. 13 'Proposed Site Plan' published by the Belfast City Council Planning Office on 30 August 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.</p> <p>Reason: To ensure that adequate provision has been made for parking and servicing.</p>
11.8	<p>A minimum of 20 spaces shall be provided and permanently retained for people with a disability, or with special needs, in accordance with the approved plans.</p> <p>Reason: To ensure that adequate provision has been made for parking for people with a disability or with special needs within the site.</p>
11.9	<p>A minimum of 24 No. cycle parking spaces shall be provided, in accordance with the approved plans, for use by visitors to the development.</p> <p>Reason: to encourage the use of alternative modes of transport for development.</p>
11.10	<p>The development hereby permitted will operate in accordance with a Royal Group of Hospitals Travel Plan to be submitted to, and agreed with, DfI Roads at least six (6) months prior to the development becoming operational. This must follow the objectives and principles stated in the Travel Plan Framework received by Belfast City Council Planning Office on 22 February 2019 unless otherwise agreed by DfI Roads.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>

11.11	<p>The development hereby permitted shall operate in accordance with the Servicing Management Plan published by the Belfast City Council Planning Office on 26 October 2018.</p>
	<p>Reason: In the interests of road safety and the convenience of road users.</p>
11.12	<p>Prior to the commencement of operation of the proposed café on level 5 and proposed kitchen on level four proprietary odour abatement systems in line with Technical Note 02, prepared by WYG for Aecom ,dated 19<sup>th</sup> February 2019 shall be installed to suppress and disperse odours created from cooking/reheating operations on the premises. The outlet from the extract ventilation ducting shall discharge at level four.</p>
	<p>Reason: Protection of sensitive receptors to ensure the site is suitable for end use.</p>
	<p><b>Informatives</b></p>
	<p>Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc. requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.</p>
	<p>The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.</p>
	<p>Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH. A monetary deposit will be required to cover works on the public road.</p>
	<p>Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.</p>
	<p>All construction plant and materials shall be stored off the adopted road.</p>
	<p>It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.</p>
	<p>Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.</p>
	<p>In order to reduce the impact of odours and noise generated by the extraction and ventilation system, the applicant should consult relevant industry guidance, such as: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust</p>

	Systems' published by DEFRA (Department for Environment Food and Rural Affairs) in January 2005. Whilst this guidance was recently withdrawn its advice is still relevant.	
12.0	Notification to Department (if relevant) N/A	
13.0	Representations from elected members: None received None	
Neighbour Notification Checked		Yes
Signature(s)		
Date:		

<b>ANNEX</b>	
<b>Date Valid</b>	21st August 2018
<b>Date First Advertised</b>	14th September 2018
<b>Date Last Advertised</b>	14th September 2018
<b>Details of Neighbour Notification</b> (all addresses)	
<p>10 Irwell Court,Belfast,Antrim,BT12 6EZ,  10 Thames Court,Belfast,Antrim,BT12 6EY,  11 Irwell Court,Belfast,Antrim,BT12 6EZ,  11 Thames Court,Belfast,Antrim,BT12 6EY,  12 Irwell Court,Belfast,Antrim,BT12 6EZ,  12 Thames Court,Belfast,Antrim,BT12 6EY,  13 Irwell Court,Belfast,Antrim,BT12 6EZ,  13 Thames Court,Belfast,Antrim,BT12 6EY,  133 Falls Road,Belfast,Antrim,BT12 6AD,  135-137 St Dominics High School,Falls Road,Belfast,Antrim,BT12 6AE,  14 Irwell Court,Belfast,Antrim,BT12 6EZ,  14 Thames Court,Belfast,Antrim,BT12 6EY,  141-143 ,Falls Road,Belfast,Antrim,BT12 6AF,  147 Falls Road,Belfast,Antrim,BT12 6AF,  15 Irwell Court,Belfast,Antrim,BT12 6EZ,  15 Thames Court,Belfast,Antrim,BT12 6EY,  153 Falls Road,Belfast,Antrim,BT12 6AF,  155 Falls Road,Belfast,Antrim,BT12 6AF,  16 Irwell Court,Belfast,Antrim,BT12 6EZ,  16 Thames Court,Belfast,Antrim,BT12 6EY,  161 Falls Road,Belfast,Antrim,BT12 6AF,  163 Falls Road,Belfast,Antrim,BT12 6AF,  165 Falls Road,Belfast,Antrim,BT12 6AF,  17 Irwell Court,Belfast,Antrim,BT12 6EZ,  171 Falls Road,Belfast,Antrim,BT12 6AF,  173 Falls Road,Belfast,Antrim,BT12 6AF,  175 Falls Road,Belfast,Antrim,BT12 6AF,  177 Falls Road,Belfast,Antrim,BT12 6AF,  179 Falls Road,Belfast,Antrim,BT12 6AF,  18 Irwell Court,Belfast,Antrim,BT12 6EZ,  185 Falls Road,Belfast,Antrim,BT12 6AF,  187 Falls Road,Belfast,Antrim,BT12 6AF,  189 Falls Road,Belfast,Antrim,BT12 6AF,  189a ,Falls Road,Belfast,Antrim,BT12 6AF,  4 Thames Street,Belfast,Antrim,BT12 6AP,  40 Thames Street,Belfast,Antrim,BT12 6AP,  6 Thames Street,Belfast,Antrim,BT12 6AP,  7 Irwell Court,Belfast,Antrim,BT12 6EZ,  8 Irwell Court,Belfast,Antrim,BT12 6EZ,  9 Irwell Court,Belfast,Antrim,BT12 6EZ,  9 Thames Court,Belfast,Antrim,BT12 6EY,  Chiropody Clinic,139b ,Falls Road,Belfast,Antrim,BT12 6AF,  City Of Angels,181 Falls Road,Belfast,Antrim,BT12 6AF,  Doctors Surgery,186 Falls Road,Belfast,Antrim,BT12 6AG,</p>	

Doctors Surgery, 2 Thames Street, Belfast, Antrim, BT12 6AP,  
 Dominican Chapel, Church & Church Hall, 135-137 St Dominics High School, Falls  
 Road, Belfast, Antrim, BT12 6AE,  
 Euro Children, 151 Falls Road, Belfast, Antrim, BT12 6AF,  
 Failte Restaurant, 145-147 , Falls Road, Belfast, Antrim, BT12 6AF,  
 Falls Womens Centre, 149 Falls Road, Belfast, Antrim, BT12 6AF,  
 Glornagal, 145 Falls Road, Belfast, Antrim, BT12 6AF,  
 James R O'Hara Dental Surgery, 139b , Falls Road, Belfast, Antrim, BT12 6AF,  
 Lanthorn Community, 157-159 , Falls Road, Belfast, Antrim, BT12 6AF,  
 Lanthorn Community, 157-159 , Falls Road, Belfast, Antrim, BT12 6AF,  
 Lanthorn Community, 161 Falls Road, Belfast, Antrim, BT12 6AF,  
 Pauls House, 149-151 , Falls Road, Belfast, Antrim, BT12 6AF,  
 St Catherine'S Primary School, 133 Falls Road, Belfast, Antrim, BT12 6AD,  
 St Mary'S Dominican Convent, Convent, 135-137 St Dominics High School, Falls  
 Road, Belfast, Antrim, BT12 6AE,  
 Workforce Training Services, 167-169 , Falls Road, Belfast, Antrim, BT12 6AF,

<b>Date of Last Neighbour Notification</b>	11th September 2018
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<b>Date of EIA Determination</b>	30 <sup>th</sup> October 2017
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<b>ES Requested</b>	No
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<b>Drawing Numbers and Title</b>
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1,2, 13-41

<b>Notification to Department (if relevant)</b>
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Date of Notification to Department:

Response of Department:

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## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 12 March 2019</b>	
<b>Application ID:</b> LA04/2017/2780/F	
<b>Proposal:</b> Erection of a seven storey residential development comprising 38 apartments with car parking, amenity space and associated site works.	<b>Location:</b> Lands between 55-71 Ormeau Road and 163-169 Donegall Pass Belfast
<b>Referral Route:</b> Objections received	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> BDV Pacific Limited 9 Portland Square Bristol BS2 8ST	<b>Agent Name and Address:</b> TSA Planning 20 May Street Belfast BT1 4NL
<p><b>Executive Summary:</b> The application seeks full permission for the erection of a seven storey residential development comprising 38 apartments with car parking, amenity space and associated site works.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- principle of use on the site</li> <li>- design</li> <li>- access, movement, parking and transportation, including road safety</li> <li>- impact on built heritage</li> <li>- flood risk</li> <li>- other environmental matters</li> </ul> <p>The site is located within the development limits of Belfast within the city centre.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3, PPS6, PPS7, PPS15, Creating Places and Parking Standards.</p> <p>No objections have been received from consultees, however two objections were received from the Donegall Pass Community Forum and the other from the Cromac Regeneration Initiative. The issues raised are set out and considered in the main report.</p> <p>It is recommended that planning permission is granted subject to conditions and it is requested that committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

## Case Officer Report

### Site Location Plan



#### Representations:

Letters of Support	None Received
Letters of Objection	2
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

#### Characteristics of the Site and Area

##### 1.0 Description of Proposed Development

Erection of a seven storey residential development comprising 38 apartments with car parking, amenity space and associated site works.

##### 2.0 Description of Site

The application site is located between 55-71 Ormeau Road and 163-169 Donegall Pass, Belfast. The site was last used as a surface level car park and defined on all sides at present by security fencing due to construction works adjacent. The area is a mixed use area with commercial, residential and retail in the vicinity. The adjacent building under construction was approved under LA04/2016/0967/F for "Proposed erection of an eight storey residential development comprising 88 apartments with car parking, amenity space and associated site works." Which was approved on 10/03/17. The site is in the vicinity of a number of listed buildings also. The site is unzoned as



designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP).

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

### 3.0 Site History

3.1 There is no relevant planning history on the site itself however there is, as mentioned previously, relevant history adjacent under application reference LA04/2016/0967/F for "Proposed erection of an eight storey residential development comprising 88 apartments with car parking, amenity space and associated site works." which was granted permission on 10/03/17. Construction work is underway on this site.

### 4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.4 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.5 Planning Policy Statement (PPS) 7: Quality Residential Environments

4.5 Planning Policy Statement (PPS) 15: Planning and Flood Risk

### 5.0 Statutory Consultees

5.1 DFI Roads Service– No objection subject to conditions

5.2 Northern Ireland Water Ltd - No objection

5.3 DFI Rivers Agency – No objection

5.4 DFI HED Historic Buildings – No objection subject to conditions

5.5 DAERA Regulation Unit – No objection subject to conditions

5.6 DAERA Water Management Unit – No objection

### 6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

6.2 BCC Urban Design Officer – awaiting final response

### 7.0 Representations

The application has been neighbour notified and advertised in the local press. Two objections were received, one from the Donegall Pass Community Forum at 165-169 Donegall Pass and the other from the Cromac Regeneration Initiative. The issues raised were as follows:

- the planning report incorrectly notes the size of the site
- the planning report is misleading
- the proposals ignore BMAP which suggests storey heights of 5 storeys on Ormeau Rd
- no 3D views or photomontages had been provided
- the planning statement implies Dr Larmour's report for the adjacent proposal should be a material consideration for the current proposal
- no engagement or consultation was carried out by the applicant prior to submission
- it is not appropriate to the character of the area
- addresses not up to date for neighbour notification
- level 6 drawing no uploaded to the portal
- overdevelopment
- positions of car parking spaces and cycle stands as well as lack of parking
- a number of windows only receive light from a corridor
- overshadowing from 6 floors onto the CRI building

7.1 These issues will be considered through the report however a number of these issues were resolved throughout the assessment. Although the planning report contained an error regarding the size of the site this was correctly noted within the P1 form for application. Photomontages

were submitted throughout the assessment and the level 6 drawing was uploaded to the planning portal after receiving notice it was not published, as was the address of the objector. The applicant was not under a statutory duty to carry out Pre Application Community Consultation as this proposal, even at time of submission (49 apartments), was not a Major application. Each planning proposal received is assessed on its own merit, and any accompanying technical reports submitted apply to the proposal itself and not adjacent sites, such as Dr Larmour's previous report. With regard to the proposed building height this is assessed below.

## 8.0 Other Material Considerations

### 8.1 Parking Standards

### 8.2 Creating Places

## 9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015.

9.2 The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015, but adjacent to land zoned for housing. The site is unzoned within Belfast Urban Area Plan 2001 (BUAP). The proposed development is for the erection of a seven storey residential development comprising 38 apartments with car parking, amenity space and associated site works. The proposal as originally submitted was for "the erection of a seven storey residential development comprising 49 apartments with car parking, amenity space and associated site works". There have been a number of amendments to the proposal since the initial submission and this report will solely assess the most recent set of plans.

9.3 The key issues are:

- principle of use on the site
- design
- access, movement, parking and transportation, including road safety
- impact on built heritage
- flood risk
- other environmental matters

### 9.4 Principle of demolition and change of use on the site

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP purported to be adopted. The site as already stated is occupied by a car park. The application site is unzoned land within the city centre boundary and within the Shaftesbury Square Character Area (CC 016 in Draft BMAP & CC 013 in the version of BMAP purported to be adopted). The principle of housing in this location would fulfil the main objectives of the SPPS which seeks to encourage city centre living. It is considered that the redevelopment of the site will represent a more productive use of the site subject to the consideration and resolution of planning and environmental matters.

### 9.5 Design

The proposed apartment block is a maximum of seven storeys and steps down to 4 storeys towards the northern boundary of the site. The urban design criteria for this character area states that development proposals shall take account of the height of adjoining buildings. In this case,

the site abuts an existing 8 storey apartment building. The proposed height is considered acceptable and helps the transition from the 8 storeys on the adjoining site to the scale of development immediately north of the site. The proposal will provide 38 apartments, ranging from 1 to 3 bedroom. These range in size from 50 sqm (smallest one bedroom apartment) to 60 sqm (smallest two bedroom apartment), to 76.5 sqm (three bedroom apartment). These are within acceptable space standards for dwelling such as these according to the Addendum to PPS7 although it is not applicable on this site.

9.6 The proposed building's footprint will take up most of the site. It fronts on Ormeau Road directly adjacent to the building under construction, Portland 88. There is a curved element to the northern elevation, facing the junction with Donegall Pass. There are two communal terraces, one on the top floor to the rear and one on the 4<sup>th</sup> floor facing north. A number of the apartments also have private terraces. The total communal amenity space is 217 sqm which is almost 6 sqm for each apartment. Although this is below the recommended level there are 17 apartments with amenity space, by means of terraces and balconies. This space totals 104.3 sqm which means a total of 321.3 sqm and therefore an acceptable level of amenity space for city centre living.

9.7 The proposed building is of a contemporary design stepping down to the rear of the site and also to the north. The proposed design takes on a modular look with 3 distinct areas with the aid of a wide palette of materials. This helps to break up the massing and is visually interesting. The proposed materials are grey facing brick, red facing brick, zinc cladding and accents of aluminium louvres. A number of windows show recessed brick features also. There are glass balustrades proposed to the terraces. At the time of writing the Urban Design Officer's comments are outstanding.

9.8 The design of the building appears to have taken architectural cues from the surrounding area especially in regard to the use of brick. There's a mix of fenestration, both vertical and horizontal. Access to the building is from the front directly from Ormeau Road. There is a secondary access from the rear at Coyle's Place. Bin storage is to the rear at Coyle's Place also.

9.9 With regards to residential amenity the closest part of the site to residential dwellings is the western boundary which is almost perpendicular to No 18 Walnut Court. This element of the building is stepped down and therefore is 5 storeys high. There is no unacceptable adverse effect on No 18 or the adjacent existing properties in terms of overlooking. There may be a slight loss of light in the morning to these properties but arguable no more than at present from the 8 storey building almost finished. There are no issues of overlooking or overshadowing onto private amenity space. There will be no overshadowing to an unacceptable level on the adjacent office fenestration for CRI, since the proposal steps down to 4 storeys (with a separation distance of 8m) at this northern point and is of a similar height to CRI's ridge line.

#### **9.9 Access, Movement, Parking and Transportation**

The proposed development shows 8 car parking spaces as well as cycle stands. Lack of car parking was raised by the objector as well as the positioning of car parking spaces and cycle stands. A Transport Assessment Form and Travel Framework Plan were submitted and DFI Roads Service responded to consultation stating they had no objections subject to a number of conditions. They also stated they are satisfied that parking on street is unlikely to have a significant impact on the local road network in terms of traffic and road safety.

#### **9.11 Impact on Built Heritage**

The application site is located within the vicinity of a number of listed buildings, namely Rose Cottage, Former Presbyterian Church, Meter House, The Klondyke Building and The Gas Office, and therefore HED Historic Buildings were consulted. Although HED initially expressed concerns, following a number of amendments they responded to consultation on 14/02/19 stating no objection subject to a number of conditions relating to materials.

**9.12 Flood Risk**

Since the proposal is for development of more than 10 units FLD 3 of PPS 15 applies. A Drainage Assessment was submitted which determined the potential sources of flooding at the site and their associated risk to life and property, and sent to DFI Rivers Agency for comment. They responded on 04/04/18 with no objection. NI Water Ltd also stated no objection to the proposal.

**9.13 Other environmental matters**

A Preliminary Risk Assessment and Generic Quantitative Risk Assessment were submitted relating to the risk of contaminated land on the site. All soil and ground water samples analysed returned concentrations below the RSK derived GAC/GRac for residential end use. Ground gas monitoring showed that no protection measures will be required. An air quality assessment was also submitted which demonstrated the proposed development will not have an adverse impact on the air quality in the vicinity of the site. BCC Environmental Health raised concern regarding potential noise however for the future residents by means of traffic, and requested additional information. A noise impact assessment was submitted which addressed their concerns and suggested conditions regarding the submission of a noise verification report prior to occupation as well as a construction noise, dust and vibration management plan.

9.14 BCC Environmental Health and DEARA both responded with no objection to the proposal and suggesting conditions to be included should approval be granted relating to the submission of a verification report relating to any remediation works carried out.

**9.19 Conclusion**

The proposal is considered to be in compliance with the development plan.

9.20 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. Should members agree with the recommendation to approve, delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions.

**10.0 Summary of Recommendation:** Approval with conditions

**Neighbour Notification Checked** Yes

**Conditions**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. Prior to the occupation of the proposed apartments the applicant shall provide to Belfast Planning Service, for approval in writing a Noise Verification Report which demonstrates that the façade noise mitigation measures as outlined in table 4 and figures 8,9 and 10 of the FR Marks Noise Impact Assessment, entitled “Proposed Residential Development, Ormeau Road, Belfast” dated February 2019 have been implemented and so installed so as to ensure the internal noise levels within any proposed residential unit shall:

- Not exceed 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;

- Not exceed 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any proposed bedrooms, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;
- Not exceed 45 dB LAmax for any single event on more than 10 occasions between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

Reason: Protection of residential amenity

3. Prior to development commencing, a Construction Noise vibration and dust Management Plan must be developed and submitted for review and approval in writing by Belfast City Council. This Plan should outline the methods to be employed to minimise any noise, vibration and dust impacts of demolition and construction operations demonstrating 'best practicable means'. The Plan should pay due regard to BS 5228:2009 Noise and Vibration Control on Construction and Open Sites and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise and dust mitigation methods and evidence of neighbour liaison.

Reason: Protection of residential amenity

4. No works shall be undertaken until samples of the red and grey brick have been submitted and agreed in writing by the Belfast Planning Service.

Reason: to ensure the use of sympathetic materials in the setting of a listed building

5. No works shall be undertaken until samples of the brick feature panels have been submitted and agreed in writing by the Belfast Planning Service.

Reason: to ensure the use of sympathetic materials in the setting of a listed building

6. Prior to any works commencing a window schedule and colour shall be submitted and agreed in writing by the Belfast Planning Service. Windows shall be aluminium.

Reason: to ensure the use of sympathetic materials in the setting of a listed building

7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

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

8. The vehicular accesses shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

9. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.

Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

10. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

11. After completing the remediation works under Condition 1; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

12. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

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

<b>ANNEX</b>	
<b>Date Valid</b>	7th December 2017
<b>Date First Advertised</b>	29th December 2017
<b>Date Last Advertised</b>	21st December 2018
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier, 18 Walnut Court,Belfast,Antrim,BT7 1EP, The Owner/Occupier, 55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1DY, The Owner/Occupier, 57 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1DY, The Owner/Occupier, 59 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1DY, The Owner/Occupier, Boys &amp; Girls Clubs Of Northern Ireland,1-5 ,Coyles Place,Belfast,Antrim,BT7 1EL, Gerard Rice CRI Chair Cromac Regeneration Initiative,165-169 Donegall Pass,Belfast,BT7 1DT The Owner/Occupier, Deloitte Technology Studio,7 Cromac Avenue,Belfast,Antrim,BT7 2JA, Anne McAllister Donegall Pass Community Forum,2nd Floor, CRI Building,165-169 Donegall Pass,Belfast,BT7 1DT The Owner/Occupier, Home Start South Belfast,1-5 ,Coyles Place,Belfast,Antrim,BT7 1EL, The Owner/Occupier, Shelter (N I) Ltd,1-5 ,Coyles Place,Belfast,Antrim,BT7 1EL, The Owner/Occupier, South Belfast Economic Resource Centre Ltd,1-5 ,Coyles Place,Belfast,Antrim,BT7 1EL, The Owner/Occupier, St. Georges Youth &amp; Community Development Ltd,1-5 ,Coyles Place,Belfast,Antrim,BT7 1EL,</p>	
<b>Date of Last Neighbour Notification</b>	19th February 2019
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Notification to Department (if relevant)</b>	
<p>Date of Notification to Department: N/A Response of Department:</p>	

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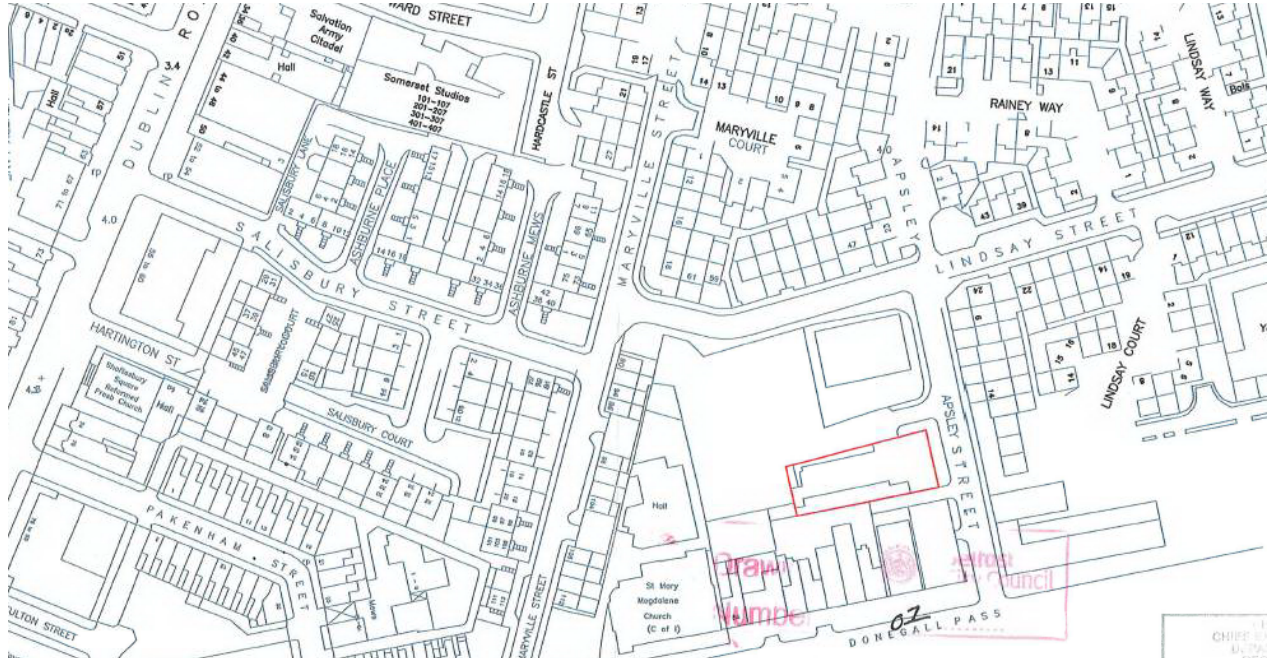


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 12th March 2019	
<b>Application ID:</b> LA04/2018/0408/F	
<b>Proposal:</b> Demolition of existing building and construction of new 3/4 storey apartment block containing 23 apartments.	<b>Location:</b> Porters Annex Apsley Street Belfast BT7 1BL
<b>Referral Route:</b> Objection received	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Music Hall Services Ltd C/O Bluehouse Developments Ltd 141-143 Donegall Pass Belfast BT7 1DS	<b>Agent Name and Address:</b> Dickson Fitzgerald Architects 250 Ravenhill Road Belfast BT6 8GJ
<p><b>Executive Summary:</b> This application seeks full permission for the demolition of the existing building and construction of a new 3/4 storey apartment block containing 23 apartments.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- principle of demolition and change of use on the site</li> <li>- design</li> <li>- access, movement, parking and transportation, including road safety</li> <li>- impact on built heritage</li> <li>- flood risk</li> <li>- other environmental matters</li> </ul> <p>The site is located within the development limits of Belfast within the city centre.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3, PPS6, PPS7, PPS15, Creating Places and Parking Standards.</p> <p>No objections or representations have been received from consultees, however one objection was received from the Education Authority who manage a nearby Youth Club. The issues raised are set out and considered in the main report.</p> <p>Accordingly, it is recommended that planning permission is granted subject to conditions and it is requested that committee delegate authority to the Director of Planning and Building Control to finalize the wording of conditions.</p>	

## Case Officer Report

### Site Location Plan



### Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

Demolition of existing building and construction of new 3/4 storey apartment block

#### 2.0 Description of Site

The application site comprises of a two storey red brick building with flat roof extensions to the rear. The existing building occupies most of the site and is enclosed by a 2 metre high brick wall towards the rear. The building was formerly Belfast School of Music premises. The site is bounded by a community centre to the north, playground to the west, commercial properties to the south and residential dwellings to the east. The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). The site is directly adjacent to land zoned for housing under CC 021/05 in the (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The surrounding area is generally characterised by traditional 2 storey / 3 storey terraces which directly address the street scene.

### Planning Assessment of Policy and Other Material Considerations

#### 3.0 Site History

3.1 There is relevant planning history on the site under application reference LA04/2017/0468/F for "Demolition of existing building and construction of new 4 storey apartment block containing

20 apartments” which was refused permission on 27/04/17. The Decision was subject to appeal with the Planning Appeals Commission. The appeal was dismissed on 04/12/17.

3.2 The reasons for refusal were as follows:

- The proposal is contrary to policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and the Strategic Planning Policy Statement in that the proposal by reason of its design, scale, footprint and layout would, if permitted, result in overdevelopment of the site and cause unacceptable damage to the character and appearance of the area. The proposal would fail to provide a quality and sustainable residential environment.
- The proposal is contrary to policy BH11 of Planning Policy Statement 11 'Planning, Archaeology and the Built Heritage' and the Strategic Planning Policy Statement, in that it would have an adverse impact on the setting of the B1 listed buildings including St Mary Magdalene Church and 56-70 Donegall Pass by reason of its scale, height and massing.
- The proposal is contrary to Planning Policy Statement 3 'Access, Movement and Parking', Planning Policy Statement 7 'Quality Residential Environments', Policy TRAN 1 of the Belfast Metropolitan Area Plan and the Strategic Planning Policy Statement, in that the applicant has failed to demonstrate a safe and convenient means of access and that adequate and appropriate provision for parking is available to meet the Department's parking standards, thereby prejudicing the safety and convenience of road users.
- In the absence of a Drainage Assessment, the applicant has failed to demonstrate that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and from development elsewhere. The proposal is therefore contrary to Policy FLD 3 of Planning Policy Statement 15 'Planning and Flooding' and the Strategic Planning Policy Statement for Northern Ireland.
- The proposal would fail to create a good standard of amenity for future occupiers of the apartments by reason of poor outlook and a lack of amenity space. The proposal is therefore contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Creating Places and a core principle of the Strategic Planning Policy Statement (2015) to improve health and well-being.

#### 4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.4 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.5 Planning Policy Statement (PPS) 7: Quality Residential Environments

4.5 Planning Policy Statement (PPS) 15: Planning and Flood Risk

#### 5.0 Statutory Consultees

5.1 DFI Roads Service– No objection subject to conditions

5.2 Northern Ireland Water Ltd - No objection

5.3 DFI Rivers Agency – No objection

5.4 DFI HED Historic Buildings – No objection

5.5 DAERA Regulation Unit – No objection subject to conditions

#### 6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection

#### 7.0 Representations

The application has been neighbour notified and advertised in the local press. One objection was received from the Education Authority who manage Donegal Pass Youth Club adjacent to the site. The issues raised were as follows:

- scale and massing
- lack of parking

- child protection issues due to overlooking
- no lift provision within the proposed building

These issues will be considered through the report, however lift provision is outside the remit of planning legislation and guidance.

## 8.0 Other Material Considerations

### 8.1 Parking Standards

### 8.2 Creating Places

## 9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015.

9.2 The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015, but adjacent to land zoned for housing under CC 021/05. The site is unzoned within Belfast Urban Area Plan 2001 (BUAP). The proposed development is for the demolition of the existing building and construction of new 3/4 storey apartment block.

9.3 The key issues are:

- principle of demolition and residential development on the site
- design
- access, movement, parking and transportation, including road safety
- impact on built heritage
- flood risk
- other environmental matters

### 9.4 Principle of demolition and residential development on the site

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP purported to be adopted. The building is not listed nor within a conservation area, nor area of townscape character, therefore permission is not required for its demolition. The site as already stated is occupied by a vacant building which used to be the Belfast School of Music. The application site is unzoned land within the city centre boundary. The principle of housing in this location would fulfil the main objectives of the SPPS which seeks to encourage city centre living. It is considered that the redevelopment of the site will represent a more productive use of the site, bringing a disused site back into use, subject to the consideration and resolution of planning and environmental matters.

### 9.5 Design

The proposed apartment block is of a similar footprint to the existing building. It is a contemporary flat roof design constructed of brick with features of aluminium cladding, and open lattice brick walling. The design of the building appears to have taken architectural cues from the surrounding area especially in regard to the use of brick. The proposed brick is of a clay exterior with soft edges to echo Belfast brick, a sample of which can be submitted. The proposed building has 4 storeys facing onto Apsley St (east) and 3 storeys to the rear. The proposed eastern elevation displays fenestration all with vertical emphasis as well as the main entrance gate. There are recessed brick panel features adding to the contemporary design of the building. All other elevations are similar in design with the exception of the rear elevation.

9.6 Access to the one bedroom apartments can be taken from the front for the two ground floor apartments facing onto Apsley St. All other apartments can be accessed from the road via a gate to the side of the front elevation which is directly adjacent to the bike store and bin store.

9.7 The proposed building is similar in height to the three storey commercial buildings along Donegall Pass. The highest ridge height of the existing building is 11.8m whereas the proposed height of the 4 storey element of the proposed building is 0.5m higher. The rear element is 1.8m higher. With regards to residential amenity there is no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. There are no issues of overlooking or overshadowing onto private amenity space. It is the case that 6 of the 23 apartment will overlook an adjoining play park. There is no planning policy that would prevent residential use adjacent to a play park and the overlooking is not considered a basis for refusing planning permission. It is noted that there are mature trees within the play park which would help screen it from the apartments. This issues was considered at the planning appeal for the previous refusal on the site and the PAC's concluded that overlooking of the play park or community centre was not a problem.

9.8 Each of the ground floor apartments displays its own small area outside of space and a storage area to the front of the apartment itself. Each of these fronting onto Apsley St itself or dual frontage on the rear element with 10 sqm outside the front door. The remainder of the outside space will be landscaped to provide an additional 330 sqm which provides 15 sqm per apartment. All apartments display full height opening glass doors also.

#### **9.9 Access, Movement, Parking and Transportation**

The proposed development shows 2 disabled user car parking spaces to the front of the site on Apsley St. The issue of car parking was raised by the objector. The application site is located within an Area of Parking Restraint which stipulates a parking standard of one car parking space per dwelling, and therefore the proposal displays a shortage.

9.10 Following consultation with DFI Roads Service, a car parking survey and travel plan were submitted as well as draft PSDs. DFI Roads Service responded on 18/01/19 stating they had no objection to the proposal subject to conditions.

#### **9.11 Impact on Built Heritage**

The application site is located within the vicinity of a number of listed buildings, namely St Mary Magdalene Church (including curtilage listed hall), 56-70 Donegall Pass and 99 Donegall Pass, and therefore HED Historic Buildings were consulted. Although their preference would be the re use of the building and they consider it to positively contribute to the setting of the listed buildings noted earlier. However they state should the Council be content to permit the demolition of the existing building they have no objection to the proposed scheme. They acknowledge that it is a thoughtful and considered approach with a high quality of material palette proposed.

#### **9.12 Flood Risk**

Since the proposal is for development of more than 10 units FLD 3 of PPS 15 applies. A Drainage Assessment was submitted which determined the potential sources of flooding at the site and their associated risk to life and property, and sent to DFI Rivers Agency for comment. They responded on 28/07/18 with no objection. NI Water Ltd also stated no objection to the proposal.

#### **9.13 Other environmental matters**

The site is in close proximity to lands previously used for petrol storage and therefore a potential risk to human health. A Preliminary Risk Assessment and Generic Quantitative Risk Assessment were submitted relating to the risk of contaminated land on the site. BCC Environmental Health raised concern regarding gas monitoring details submitted and requested additional information.

9.14 Ground gas monitoring showed that no protection measures will be required. BCC Environmental Health and DEARA both responded with no objection to the proposal and suggesting conditions to be included should approval be granted relating to the submission of a verification report relating to any remediation works carried out.

#### 9.19 Conclusion

The proposal is considered to be in compliance with the development plan.

9.20 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and a grant of planning permission is recommended subject to conditions. The approved development will bring a disused unit into use which will in turn create jobs and investment. Should members agree with the recommendation to approve, delegated authority is requested for the Director of Planning and Building Control to finalize the wording of conditions.

10.0 **Summary of Recommendation:** Approval with conditions

**Neighbour Notification Checked:** Yes

#### 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. The Private Streets (Northern Ireland) Order 1980. The Department hereby determines that the width, position and arrangement of the street, and the land to be registered as being comprised in the streets, shall be as indicated on Drawing 11B, 'Private Streets Determination' bearing the Belfast City Council Planning Office date stamp 10 January 2019 and bearing the Department for Infrastructure – Roads date stamp 18 January 2019.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

3. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing 11B, 'Private Streets Determination' bearing the Belfast City Council Planning Office date stamp 10 January 2019 to provide 2 No. disabled parking spaces and adequate facilities for servicing 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.

4. A minimum of 6 No. secure cycle parking stands shall be provided and permanently retained close to the accesses to the proposed development for use by residents and visitors to the development.

Reason: To encourage the use of alternative modes of transport for development users.

5. The development hereby permitted shall operate in accordance with the Travel Plan bearing the Belfast City Council Planning Office date stamp 31 May 2018. The Site Operator and tenants will provide their employees with access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.

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

6. The development hereby permitted shall operate in accordance with the Service Management Plan bearing the Belfast City Council Planning Office date stamp 31 May 2018.

Reason: In the interests of safety and traffic progression.

7. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

8. After completing the remediation works under Condition 7; and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

9. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, have been submitted to and approved, in writing, by Belfast City Council. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to allow the Council to control the external appearance

#### Informatives

1. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.

2. Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's licence before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH. Email: [TNI.BelfastNorth@infrastructure-ni.gov.uk](mailto:TNI.BelfastNorth@infrastructure-ni.gov.uk). A monetary deposit will be required to cover works on the public road.

3. Under the terms of The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001, design for any Street Lighting schemes will require approval from DfI Roads' Street Lighting Consultancy, (Annex 7, Castle Buildings, Stormont Estate, Belfast, BT4 3SQ). The Applicant is advised to contact Roads Service Street Lighting Section at an early stage. The Applicant/Developer is also responsible for the cost of supervision of all street works determined under the Private Streets Order (Northern Ireland) 1980.

4. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

5. All construction plant and materials shall be stored off the adopted road.

6. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

7. Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.

8. If the proposal is to include any external artificial lighting the scheme should be designed to provide the minimum level of obtrusive light. Guidance is available within: Guidance Notes for the Reduction of Obtrusive Light published by The Institution of Lighting Professionals.

9. The applicant is advised to ensure that all plant and equipment is so situated, operated and maintained as to prevent the transmission of noise, odour or dust to nearby properties.

10. The purpose of the Condition 7 and 8 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.

11. Regulation Unit recommends that the applicant consult with the Water Management Unit in DAERA regarding any potential dewatering that may be required during the development including the need for a discharge consent. Discharged waters should meet appropriate discharge consent conditions.

12. The applicant should ensure that the management of all waste materials onto and off this site are suitably authorized through the Waste and Contaminated Land (Northern Ireland) Order 1997, the Waste Management Licensing Regulations (Northern Ireland) 2003 and the Water Order (Northern Ireland) 1999. Further information can be obtained from:  
<https://www.daera-ni.gov.uk/articles/waste-management-licensing>



<https://www.daera-ni.gov.uk/topics/waste/waste-management-licensing-exemptions>  
<https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

13. The applicant should ensure to comply with the Waste Duty of Care with respect to any waste materials taken onto or taken off site. Article 5 of the Waste and Contaminated Land (Northern Ireland) Order 1997 imposes a duty of care on anyone who handles controlled waste. When waste transfers from one person to another a waste transfer note and/or hazardous waste consignment note must be completed, signed and kept by the parties involved. The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 set out the requirement to complete waste transfer notes for waste movements and the Hazardous Waste Regulations (Northern Ireland) 2011 set out the requirements to complete hazardous waste consignment notes for the transfer of hazardous waste.

Further information can be obtained from: <https://www.daera-ni.gov.uk/articles/duty-care>  
<https://www.daerani.gov.uk/articles/hazardous-waste>

14. In accordance with Article 5 of the Waste and Contaminated Land (Northern Ireland) Order 1997 a Waste Management Duty of Care Code of Practice for Northern Ireland June 2016 required by law exists. This code of practice provides practical guidance to everyone subject to the Waste Duty of Care. In Northern Ireland the primary responsibility for duty of care sits with the waste producer and therefore they should ensure they make the appropriate checks as set out in the Code of Practice for Northern Ireland in relation to waste produced. Further information can be obtained from:

<https://www.daera-ni.gov.uk/publications/waste-management-duty-care-code-practice>

15. Any contaminated soils and soil type materials require its hazardous properties to be firstly classified and assessed in accordance with Technical Guidance WM3 – Waste Classification: Guidance on the classification and assessment of waste (3 edition, July 2015). Classifying a waste correctly is a legal requirement that helps to ensure that the waste is managed appropriately. NIEA therefore expects businesses to be able to demonstrate that any waste classifications based on sample results are reliable and as such conducted in line with Appendix D: Waste Sampling of Technical Guidance WM3. Further information can be obtained from: <https://www.gov.uk/government/publications/waste-classification-technical-guidance>

16. Regulation 17 of the Waste Regulations (Northern Ireland) 2011 imposes a duty on waste operators to comply with the European Waste Hierarchy. After a hazardous waste assessment is completed then the options for managing this waste should be further considered taking into account the European Waste Hierarchy. The applicant should be reminded that Landfill Waste Acceptance Criteria (WAC) are not relevant to a hazardous waste classification. A WAC test will not identify whether a waste is hazardous or nonhazardous. Before a waste can be disposed of, it must be classified as being either hazardous or non-hazardous, using the characterisation assessment and analysis described by the WM3 Technical Guidance. Then, if a waste hierarchy assessment determines that disposal to landfill is the appropriate disposal option for the waste, chemical WAC testing must be undertaken for wastes destined for inert, stable nonreactive hazardous or hazardous classes of landfill. Further information can be obtained from:

<https://www.gov.uk/government/publications/waste-classification-technical-guidance>

17. Should the materials be classified as hazardous waste then this material will need to be consigned off site as hazardous waste. NIEA should receive the waste consignment notices 72 hours in advance of any movements off site and waste materials moved off site only by a registered carrier (i.e. ROC permitted). Further information can be obtained from:

<https://www.daera-ni.gov.uk/articles/hazardous-waste#toc-3>

<https://www.daera-ni.gov.uk/publications/guide-consigning-hazardous-waste>

18. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

19. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

20. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

21. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

## ANNEX

<b>Date Valid</b>	8th February 2018
<b>Date First Advertised</b>	2nd March 2018
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier, 18 Apsley Street,Belfast,Antrim,BT7 1BL, The Owner/Occupier, 20 Apsley Street,Belfast,Antrim,BT7 1BL, The Owner/Occupier, 22 Apsley Street,Belfast,Antrim,BT7 1BL, The Owner/Occupier, 66 Donegall Pass,Belfast,Antrim,BT7 1BU, The Owner/Occupier, Belfast Education &amp; Library Board,72-74 ,Donegall Pass,Belfast,Antrim,BT7 1BU, The Owner/Occupier, Hearth Housing Association,1st &amp; 2nd Floor,66 Donegall Pass,Belfast,Antrim,BT7 1BU, The Owner/Occupier, Race Base,76-78 ,Donegall Pass,Belfast,Antrim,BT7 1BU, The Owner/Occupier, Rainey &amp; Best,64 Donegall Pass,Belfast,Antrim,BT7 1BU, Stephen Connolly SEELB HQ, GRAHAMS BRIDGE ROAD, DUNDONALD, DOWN, Northern Ireland, BT16 2HS The Owner/Occupier, Sheldon &amp; Stewart Solicitors,70 Donegall Pass,Belfast,Antrim,BT7 1BU, The Owner/Occupier, Sword Security,Sword Security,68 Donegall Pass,Belfast,Antrim,BT7 1BU, The Owner/Occupier, Towneley Business Machines Ltd,70 Donegall Pass,Belfast,Antrim,BT7 1BU,</p>	
<b>Date of Last Neighbour Notification</b>	27th November 2018
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: N/A Response of Department:</p>	

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## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 12 March 2019	
<b>Application ID:</b> LA04/2017/2302/F and LA04/2017/2300/DCA	
<b>Proposal:</b> Extension to seventh floor to accommodate hotel gym.	<b>Location:</b> Scottish Amicable House 11 Donegall Square South Belfast
<b>Referral Route:</b> Objection from statutory consultee	
<b>Recommendation:</b> Approval and Consent	
<b>Applicant Name and Address:</b> Kilmona Property Ltd Adelaide House 1 Falcon Road Belfast BT12 6SJ	<b>Agent Name and Address:</b> Coogan & Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p><b>Executive Summary:</b> The application seeks full permission for an extension to the seventh floor to accommodate hotel gym, and demotion consent within a conservation area.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- Principle of proposed use</li> <li>- Access, movement, parking and transportation</li> <li>- Design and impact on the Conservation Area</li> <li>- Impact on the setting of Listed Buildings</li> <li>- Impact on amenity</li> </ul> <p>The site is located within the development limits of Belfast within the city centre and within the Linen Conservation Area. The site is adjacent to two listed buildings.</p> <p>No objections have been received from consultees, with the exception of HED Historic Buildings. HED view is that the proposal would detrimentally impact the setting of the adjacent listed buildings, by competing with the prominence of the listed building by adding an additional level of accommodation above the roof plane. On this basis, HED is of the view that the proposal is contrary to Policy BH11 of PPS6.</p> <p>On revisiting the site with BCC Planning Senior Officers it is considered that the set back of the mansard roof will assist in effectively screening the additional height to the front of the building. The mansard roof will also slope away from the chimneys of the adjacent listed Scottish Mutual Building, and in officers' opinion will not adversely affect the setting of the listed building.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3, PPS6 and Linen Conservation Area Design guide.</p> <p>Accordingly, it is recommended that planning permission and consent is granted subject to notification to the Department of Infrastructure (DFI) because of the HED objection and referral of the demolition of part of the external wall of the building within the Conservation Area. It is also requested that the Committee delegate authority to the Director of Planning and Building Control to finalize the wording of conditions.</p>	



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

### **3.0 Site History**

There are a number of planning approvals on the site. The most recent being LA04/2016/0098/F for "Proposed change of use from 7 storey office building to provide additional hotel accommodation for adjacent Ten Square Hotel (66 ensuite bedrooms) and ancillary accommodation, including façade elevational changes", which was granted in November 2016.

### **4.0 Policy Framework**

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.7 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.4 Planning Policy Statement (PPS) 4: Planning and Economic Development

4.5 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

### **5.0 Statutory Consultees Responses**

5.1 DFI Roads Service - No objection subject to conditions

5.2 DfC HED Historic Buildings – Objection

5.3 NI Water – No objection

### **6.0 Non Statutory Consultees Responses**

6.1 Belfast City Council (BCC) Environmental Health - No objection

6.2 Belfast City Council (BCC) Conservation Officer – No objection

### **7.0 Representations**

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

### **8.0 Other Material Considerations**

8.1 Parking Standards

8.2 Linen Conservation Area Design Guide

### **9.0 Assessment**

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and BUAP. There have been a number of amendments to the proposal since its initial submission. This report will assess the most recent set of plans submitted.

9.2 The key issues are:

- Principle of proposed use
- Access, Movement, Parking and Transportation
- Design and impact on the Conservation Area
- Impact on the setting of Listed Buildings
- Impact on amenity

### **9.3 Principle of proposed use**

The site is located within Belfast City Centre as designated in dBMAP and BUAP. It is also within Linen Conservation Area. In addition to this the site is within the proximity of a number of Listed Buildings. The site is currently in use as a hotel and this is an extension to that use.

#### **9.4 Access, Movement, Parking and Transportation**

DFI Roads Service were consulted and considered this proposal acceptable as submitted. They suggested the repetition of a number of conditions contained within the approval for LA04/2016/0098/F to be attached however.

#### **9.5 Design and impact on the Conservation Area**

The site is located within the Linen Conservation Area. The primary policy considerations are set out in Policy BH12 of PPS 6 – New Development in a Conservation Area. BH12 sets out 7 general criteria for proposals. Section 104 of the 2011 Act and the related policy direction of the SPPS take precedence over criterion (a) of PPS6 Policy BH12 New Development in a Conservation Area, which requires the development to preserve or enhance the character of the area. The remaining criteria of this policy however remain. Criteria (b) and (c) broadly seek development that is in sympathy with the characteristic built form, scale material and detailing of the area; (d) that proposal will not result in environmental problems such as noise, nuisance and disturbance; (e) that important views within, into and out of the area are protected, and (f) that trees and other landscape features are protected. Criterion (g) seeks redevelopment that conforms to the guidance set out in conservation area documents.

9.6 Policy BH 12 advises that development will normally be permitted for alterations and extensions where they are sensitive to the existing building and in keeping with the character and appearance of the Conservation Area. The proposed development has undergone a number of amendments since the initial submission amidst internal discussions and meetings. The proposed extension will add approximately 115 sqm to the existing building. It will display a mansard roof style finished in metal grey cladding to match the existing grey stone.

9.7 The Conservation Officer considers that the proposed extension would be acceptable on balance. The long distance views of the plant room currently visible on the upper floor will be hidden and therefore results in an enhancement of the conservation area. Therefore the Conservation Officer has no objection to the demolition aspect of the proposal. It is important to note that Conservation Areas are continually evolving and changing, which is indeed the case here with a mixture of modern infills sitting alongside the traditional buildings.

#### **9.8 Impact on the setting of Listed Buildings**

The application site is located within the immediate area of a number of listed buildings including Ten Square Hotel itself, adjacent, and the Former Scottish Mutual Building at 15-16 Donegall Square South. HED Historic Buildings object to the proposal however, stating that the extension is inappropriate in terms of scale, height and detailed design. This is following the submission of amendments displaying lower roof height and design to show a mansard roof.

9.9 HED Historic Buildings state the recent approval under LA04/2016/0098/F established the maximum capacity on the site and any further development would detrimentally impact the settings of the adjacent listed buildings, by competing with the prominence of the listed building by adding an additional level of accommodation above the roof plane. Therefore they state the proposal is contrary to BH11 of PPS6.

9.10 On revisiting the site with BCC Planning Senior Officers it is considered that the set back of the mansard roof will assist in effectively screening the additional height to the front of the building. The mansard will also slope away from the chimneys of the Scottish Mutual Building, and it is therefore considered that the proposal will not adversely affect the setting of the listed building.

#### **9.11 Impact on amenity**

The surrounding area consists of commercial buildings which are not afforded the same degree of amenity as residential buildings given the nature of the way they are occupied and utilised.



However, given the mansard design of the extension, the commercial nature of the buildings and the city centre location, it is not considered that there will be any impact on amenity so significant to adversely impact upon their amenity in accordance with the SPPS.

## **10.0 Conclusion**

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and it is recommended that planning permission and consent is granted subject to notification to the Department for Infrastructure (DFI) because of the objection from HED and the demolition within the Conservation Area. Should members agree with the recommendation to approve, delegated authority is also requested for the Director of Planning and Building Control to finalise the wording of conditions.

**Neighbour Notification Checked: Yes**

### **Conditions LA04/2017/2302/F**

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. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout from Approval LA04/2016/0098/F, Drawing No. 07B, '15-182-02 Rev B, Proposed Ground & First Floor Plan' bearing the Belfast City Council Planning Office date stamp 15 June 2016 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 access.

3. A minimum of 5 No. cycle parking spaces and stands shall be provided and permanently retained within the development for use by staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

4. The development hereby permitted shall operate in accordance with the approved Travel Plan and Service Management Plan from Approval LA04/2016/0098/F, bearing the Belfast City Council Planning Office date stamp 22 June 2016. This includes provision of the Translink iLink Initiative and the Bike2Work Initiative and measures to encourage sustainable travel by staff and visitors agreed with TransportNI.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles and servicing arrangements in the interests of road safety and the convenience of road users.

### **Conditions LA04/2017/2300/DCA**

1. The demolition hereby granted shall only be carried out in order to implement the development as approved under planning application ref LA04/2017/2302/F.

Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Linen Conservation Area.

**ANNEX**

<b>Date Valid</b>	6th October 2017
<b>Date First Advertised</b>	27th October 2017
<b>Date Last Advertised</b>	

**Details of Neighbour Notification (all addresses)**

10 Bedford Street,Belfast,Antrim,BT2 7FB,  
10,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
15 Donegall Square South,Belfast,Antrim,BT1 5JE,  
16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
6,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
8 Bedford Street,Belfast,Antrim,BT2 7FB,  
Aids Helpline,3rd Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
Belfast City Council,Belfast City Hall,2 Donegall Square North,Belfast,Antrim,BT1 5GS,  
Black North Studio,Room 38,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
C Williamson Associates,Room 28,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
City Gate,9,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
Cobra Estates,Room 7,16 Donegall Square South,Belfast,Antrim,BT1 5JG,  
Coco,1,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
Community Bridges Programme,16 Donegall Square South,Belfast,Antrim,BT1 5JG,  
Coro Limited, Office 1 9th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
Crawford Lockhart & Turnbull & Co,3,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
Crothers Deane & Curry, Ground Floor,The Warehouse,7 James Street  
South,Belfast,Antrim,BT2  
Crothers, The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
D F P Office Of Law Reform,1st Floor Office, Lancashire House,3 Linenhall  
Street,Belfast,Antrim,BT2 8AA,  
Department For Regional Development,6th Floor Office, Lancashire House,3 Linenhall  
Street,Belfast,Antrim,BT2 8AA,  
Diamond I.T.,15,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Douglas Men's Clothing, Unit 1,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
E Allen & Co Insurance Services,14,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Ernst & Young, Part 4th & 5th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2,  
Fletcher & Collins Ltd,16 Donegall Square South,Belfast,Antrim,BT1 5JG,  
General Medical Council, Office 2 9th Floor,16-22 Bedford House, Bedford  
Street,Belfast,Antrim,BT2 7FD,  
Harold A Jordan,32,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Icc,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Inland Revenue,3rd Floor Office, Lancashire House,3 Linenhall Street,Belfast,Antrim,BT2 8AA,  
Jordan Agencies Ltd,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Keppie,1st Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
Lancashire House,5 Linenhall Street,Belfast,Antrim,BT2 8AA,  
Leaf Consultancy,4th Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
Marsh Up Ltd,8th & Part 9th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2  
7DX,  
McFadden Creative, Office 2 10th Floor,16-22 Bedford House, Bedford  
Street,Belfast,Antrim,BT2 7FD,  
Mesh Computers,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Mesh Computers,16 Donegall Square South,Belfast,Antrim,BT1 5JJ,  
Mezzanine Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,

Michelle Atkinson Surveying Ltd,5,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
 Nationwide Bldg. Soc,2-6 ,Bedford Street,Belfast,Antrim,BT2 7PL,  
 Ni Court Service,6th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 P Drinan,16 Donegall Square South,Belfast,Antrim,BT1 5JH,  
 Patton Construction,49,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Post Office, Unit 2-3,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 R & D Construction,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Robyn G Shiels,2,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
 Room 31,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Ruddock And Sherratt,Rooms 72-80,16 Donegall Square South,Belfast,Antrim,BT1 5JJ,  
 Shirt Retailers,Unit 4,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 Smith & Gibson Of Belfast Ltd,Unit 4,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2  
 Stenson's Jewellers, Unit 5,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 Ten Square,10 Donegall Square South,Belfast,Antrim,BT1 5JD,  
 The Atlantic Philanthropies (Ni) Ltd.,5th Floor,The Warehouse,7 James Street  
 South,Belfast,Antrim,BT2 8DN,  
 The Rate Collection Agency,2nd Floor Office, Lancashire House,3 Linenhall  
 Street,Belfast,Antrim,BT2 8AA,  
 Taughens Music, Unit 6,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 Ulster Estates Ltd,Office 1 10th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2  
 User Data Connections Ltd,Scottish Mutual Assurance Building,Donegall Square  
 South,Belfast,Antrim,BT1 5JH,  
 User Data Connections,Room 52,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Wallace Harris & Robb,16 Donegall Square South,Belfast,Antrim,BT1 5JH,  
 Youthnet & The Spirit Of Enniskillen Trust,2nd Floor,The Warehouse,7 James Street  
 South,Belfast,Antrim,BT2 8DN,

<b>Date of Last Neighbour Notification</b>	18th December 2018
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Notification to Department (if relevant): Yes</b>	
Date of Notification to Department: Response of Department:	

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