

Public Document Pack

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

4th April, 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, 9th April, 2019.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

- 6 (a) LDP Update (Pages 1 - 18)
- 7 (p) (Reconsidered) LA04/2018/2157/F - 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.
(Pages 19 - 22)

This page is intentionally left blank



Subject:	LDP - Update
Date:	Tuesday, 9 th April 2019
Reporting Officer:	Keith Sutherland, Ext 3578
Contact Officer:	Dermot O’Kane, Ext 2293

Is this report restricted?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	<p>The purpose of this report is to provide members with an update on:-</p> <ul style="list-style-type: none"> the LDP Metropolitan Working Group (MWG); An invitation from Lisburn City Council (LCCC) to attend a meeting to discuss their Consultation and Engagement Strategy with neighbouring councils; and the recently published Ards and North Down Borough Council (AND) Preferred Options Paper (POP);
2.0	Recommendations
2.1	The Committee is asked to note the updates on the MWG, the invitation by LCCC on their engagement strategy and the report by Colliers International and to agree to delegate responsibility to officers to respond on behalf of the council to the AND POP.
3.0	Background
3.1	The MWG provides a liaison forum on spatial planning and includes cross boundary aspects of economic development, housing, transport and general infrastructure issues arising at regional and sub-regional level. The MWG met on 11 March 2019 and this report sets some of the main issues that were discussed. Minutes from the meeting are attached as Appendix 1 .
3.2	The council has received an invitation from Lisburn and Castlereagh City Council to attend a meeting on their ‘Consultation and Engagement Strategy with Neighbouring Councils’ which is designed to seek feedback from neighbouring councils on their draft Plan Strategy in advance of public consultation. The meeting has been scheduled for 10am on 18 th April 2019 in the Civic Headquarters, Lagan Valley Island, Lisburn. The

3.3	<p>invitation is targeted at senior planning officers from those councils adjoining LCCC. A copy of the invitation is attached as Appendix 2.</p> <p>Public consultation on the AND POP began on 28 March 2019 and will be open for a period of 12 weeks, ending at 5pm on 20 June 2019. Feedback from the public consultation will inform the preparation of the Draft Plan Strategy. It is the last POP to be published within the metropolitan area and this report outlines some of the proposed strategic approach. The summary of the AND POP is attached as Appendix 3.</p>
4.0	<p>Main Issues</p>
4.1	<p>The Metropolitan Working Group Update</p> <p>The main issues discussed that the MWG on 11 March 2018 are set out below.</p> <p>4.2 In terms of updates, BCC advised that we had recently met with the Dfl and PAC regarding process and next stage of plan development. We provided an update of our revised timetable and the publication of our plan responses following our engagement on the DPS. We also advised that we are currently summarising those responses and completing our own response to the PAC in advance of the independent examination.</p> <p>4.3 LCCC and Antrim and Newtownabbey (ANBC) currently intend to publish their draft Plan Strategies in the autumn. ANDBC advised that it will be publishing its POP imminently (<i>now published</i>).</p> <p>4.4 Concerns were raised by Dfl, LCCC and ANDBC at the previous meeting about engagement by BCC prior to publication. This was also raised in their formal response to our DPS last autumn. LCCC is required to set up their own consultations for their LDP as they have different adjoining council and they suggested they would take an alternative approach to this.</p> <p>4.5 Dfl is intending to produce a two stage Transport Strategy and Transport Plan. However, the timetable for these has continued to slip. Dfl raised concerns about BCC publishing its DPS prior to production of the Dfl Transport Strategy. This was also raised in its formal response to the DPS last autumn. Unfortunately there is still no draft Transport Strategy or Plan from Dfl despite comments at the last meeting that suggested that this would be available March. There is yet to be a Transport Plan Board meeting.</p> <p>4.6 Dfl is required to set up consultations for the development of the transport plan but it has yet to formally outline the processes or timescales. Dfl in January published “guidance” on transport policy for councils without any prior consultation.</p> <p>Ards and North Down Preferred Options Paper (POP)</p> <p>4.7 Public consultation on the Ards and North Down Borough Council POP began on 28 March 2019 and will be open for a period of 12 weeks, ending at 5pm on 20 June 2019. It is the last POP to be published within the metropolitan area and indeed in Northern Ireland. As members will be aware, the POP is the first public consultation stage in the LDP process and its main purpose is to encourage debate on key issues affecting the area, including the Council’s preferred approach to guiding future development.</p> <p>4.8 The ANDBC POP sets out three strategic objectives, as follows:</p> <ul style="list-style-type: none"> • Ensuring cohesive and safe communities; and, supporting healthy lifestyle • Protecting and enhancing the environment;

<p>4.9</p> <p>4.10</p> <p>4.11</p> <p>4.12</p> <p>4.13</p> <p>4.14</p>	<ul style="list-style-type: none"> • Promoting economic vitality. <p>It proposes five overarching principles that all development proposals must have regard to:</p> <ul style="list-style-type: none"> • Improving Health and Well-being; • Creating and Enhancing Shared Space; • Supporting Sustainable Economic Growth; • Supporting Good Design and Positive Place Making; and • Preserving and Improving the Built and Natural Environment. <p>The proposed growth strategy seeks to guide the majority of development to locations within large towns that have adequate capacity and infrastructure. Bangor and Newtownards are designated as ‘large towns’ at the top of the proposed settlement strategy, followed by a number of small towns, such as Holywood, Comber and Ballygowan. It proposes to allocate land to accommodate 8,190 new houses over the LDP period to 2030, in line with the RDS 2016 housing growth indicators. It notes that land zoned for housing in existing development plans can meet almost all of this allocation and, in addition, there are other lands within settlements with potential for new housing, with a total of over 10,000 potential housing units identified.</p> <p>The POP supports local economic development and seeks to identify land to support the creation of up to 7,500 jobs in line with the target set in the ANDBC’s Integrated Tourism, Regeneration and Economic Development Strategy. It notes that there is sufficient land already zoned for employment uses to meet future growth. In addition, it also seeks to protect and enhance the rural economy across the area.</p> <p>The POP sets out preferred approaches across a wide range of other planning matters, including the natural and built environment, flooding and climate change, sustainable travel and retailing.</p> <p>In overall terms, the POP seeks to grow the ANDBC area in an inclusive and sustainable way. Its general approach is to meet local needs, including increased employment opportunities throughout the area. There is a clear acknowledgement of the need for a sustainable approach, including in relation to environmental protection and sustainable/active travel. In this regard, the overall proposed approach is in line with regional planning policy.</p> <p>The POP public consultation period runs to 20 June 2019. Having regard to the general nature of the issues raised in the POP and the committee timetable over the coming months, permission is being sought from members to delegate the submission of a written response to officers in this instance.</p>
<p>5.0</p>	<p>Appendices</p>
	<p>Appendix 1 – Minutes from MWG meeting 11 March 2018</p>
	<p>Appendix 2 – Letter received from LCCC regarding engagement on their DPS</p>
	<p>Appendix 3 – Ards & North Down Local Development Plan Preferred Options Paper</p>

This page is intentionally left blank

METROPOLITAN AREA SPATIAL WORKING GROUP MEETING (MASWG)

Monday 11th March 2019

10am – 12:30pm

Venue: 9 Adelaide, Belfast City Council

Minutes

Attending: Cllr Matt Garrett **Chair** (BCC), Keith Sutherland (BCC), Dermot O’Kane (BCC) Una Lappin **Minutes** (BCC), Leona Maginn (Ards & NDBC), Sharon Mossman (ANBC), Lois Jackson (LCCC), Conor Hughes (LCCC), Donal Rogan (LCCC), Michael Francey (MEABC), Mark Latimer (DfE), Paul Tinney (DfE), Catherine Blease (NIHE), Stephen Semple (NIHE), Suzanne Bagnall (DfI), Alistair Beggs (DfI), Susan Wilkin (DfI), Stephen Wood (SWT) (DfI-Roads) and Robin Totten (Translink).

Apologies: Cllr Cushinan (ANBC), Alderman Leathem (LCCC), Graham Cardwell (Invest NI), Alan McDowell (Ards & NDBC), Alderman Gibson (Ards & NDBC) and Ann McCullough (Ards & NDBC).

No.	Minutes	Action
1	The Chair, Cllr Matt Garrett welcomed everyone and noted the apologies.	
2	<p>Minutes of the previous meeting on 3rd of December 2018 were noted and agreed.</p> <p><u>Action Points from Previous Meeting</u></p> <p>DfI draft BMTS – exact date for publication of the draft BMTS to be determined</p> <p>SWT discussed the Strategy Publication date is still to be confirmed. He highlighted a number of key elements of the strategy approach and suggested potential dates for different elements with dates; <u>Individual Town Plans – April 2019</u>, <u>BMTS Modelling Report – end of July 2019</u>; <u>Draft BMTS – end of September 2019</u>. He acknowledged some timescales are not completely workable in terms of their relationship to the emerging plans and offered individual face to face meetings to clarify and minimise risks. He indicated that Tom Reid had agreed to contact LCCC and Belfast. KS enquired regarding the governance and the process of consulting and moving the proposed strategies to adoption, In response SWT indicated that there was still to be confirmed and SWT then left the meeting.</p> <p>MASWG ToR – Governance arrangements to be reviewed. Any recommended amendment/update to be tabled for discussion at the next MASWG meeting in March 2019</p> <p>An item on the Agenda to be discussed later.</p> <p>NIHE (a) DfC response to NIHE position on Affordable Housing, once received, to be provided to the group (b) Outworking’s of the Householder Statistics research paper to be distributed to the group once published</p> <p>CB outlined that the statistics had not changed significantly. The Practice Note was discussed and the group was informed that a draft had been sent to DfC. CB discussed whether it would be useful for the Council to contact DfC for clarity on behalf of the group.</p> <p>DfI – Each Council to provide DfI with a copy of their LDP ‘working timetable’</p> <p>An item on the Agenda to be discussed later.</p>	
3	<p><u>Updates from Councils</u></p> <p><u>BCC</u></p> <p>KS outlined the approach to publication of the comments on the draft Plan Strategy with a standard form, which is ongoing with the website publication and Citizenspace. He updated that BCC is summarising the responses and preparing the necessary papers to submit to DfI and PAC as the next stage in the LDP process. He noted the summaries are all now complete but the more complex initial responses to Housing and other submissions are ongoing. He confirmed the number of submissions being 109 with DfI and others comprising of different elements and the breakdown of the type of reference with 50% online. SM queried the time and resource implications and questioned whether it was a major piece of work to respond to comments and the PAC influence on the format of the information to be provided. DO’K confirmed, the PAC</p>	

	<p>approval emphasised their guidance and requirements in regulations. It was confirmed that there would be 5 months of PAC consideration before the process will move forward. MF queried the number of site specific submissions and was informed there were 3.</p> <p><u>LCCC</u></p> <p>LJ confirmed LCCC are having a final planning policy workshop with elected members, are meeting with key consultees and have had pre-engagement with neighbouring councils. It was noted they have drafted a Consultation and Engagement Strategy (CES) in light of a Sustainable Assessment and it is hoped the Draft Plan Strategy would be published at the end of September. It was further discussed that the CES has been based in engagement with various stakeholders and they would like to engage with Dfl as they see a role for joint engagement with key consultees. A workshop has been arranged to discuss the approach and plan process as a part of the LDP.</p> <p><u>ANDBC</u></p> <p>LM stated their position is still the same. Their Preferred Options Paper sits within the latter half of the time table and they will be publishing soon and bringing forward a new timetable working with PAC and Dfl.</p> <p><u>Ards & NDBC</u></p> <p>SM confirmed they are working with members to get agreement then assessments. The date has not been confirmed yet for Draft Plan Strategy launch but if necessary and, there will need to be a new timetable.</p> <p><u>MEABC</u></p> <p>MF highlighted the impact of the elections. He mentioned they will be engaging with consultees at the end of the month and propose third quarter of 2019.</p>	
4	<p><u>Updates from Consultees</u></p> <p><u>NIHE</u></p> <p>It was highlighted that one team in NIHE looking at all of the plans across NI. They are currently working on the response to Mid-Ulster. Their priority is to look at the Practice Note once they get the information from DfC.</p> <p><u>Dfl</u></p> <p>SW updated a number of issues:</p> <ul style="list-style-type: none"> - The EFDF Act and legislation at the end of March and it is anticipated that there will be an extension for a further 5 - There was a meeting with the PAC to discuss the programme and process prior to the IE and were awaiting a response to a letter that was seeking some clarification. It was noted that once Dfl receive any information/documents they will be circulated for clarification - PAC have offered to hold information sessions for individual councils on general processes. Dfl internally are mapping the whole process to ensure all parties have the same understanding of the approach to consideration of the Plan documents. <p>SM then clarified that the letter to PAC queried the options and potential further information to be introduced in response to representations received and the need for amendments. It was confirmed that once Dfl clarify, they will meet with the councils.</p> <p>DO’K added that the PAC on their role and their focus on the existing guidance for the process. In relation to the Dfl role SW added there ongoing consideration of how it might work and once there is clarity, it will be shared.</p> <p>SB then spoke of the general procedure – submission and IE stage, time for hearing/write up and exploring flexibility. The example of the approach in Wales where additional information may be required without the need for another consultation, and if the steps are not necessary the process can keep moving forward.</p> <p>SM posed a question regarding the potential for streamlining the process of involving PAC at the start of the submission as PAC report back to Dfl and Councils.</p>	

	<p><u>DfE – Invest NI</u></p> <p>ML outlined the DfE continue to engage and had no specific updates at this stage.</p> <p><u>Translink</u></p> <p>RT spoke of the Regional Transport Strategy being Translink’s main focus at the moment. He added the Park and Ride, Rail Link and Goldline and connectivity to major towns and Belfast. He highlighted their aim, this side of the summer, is BMTS however the impact of Brexit and pressure on resource was a challenge.</p>	
5	<p><u>Role of Group</u></p> <p>There was a detailed discussion of the Terms of Reference of the Group, covering a number of points:</p> <p>KS summarised the process leading up to, the plan going out and the limited scope for change and thematic areas presently within a set process. He added what will be driving the change going forward will be the need to focus the LDP site specific issues and overlapping designations. Dfl queried the role of the group in terms of securing co-operation and agreed areas;</p> <p>CH spoke of the number of groups being set up and being invited to, including Belfast, in LCCC but the boundaries go further. He highlighted the importance regarding site specific stage and going forward.</p> <p>DO’K said that the TOR was now in place for over two years and we had received any request to amend them despite them being on the agenda at the previous meeting. He suggested that the TOR were aligned to the statutory requirements but would be happy to discuss any areas where the group feel that they could be improved. He reminded the group that it does not have decision making authority and any changes of significance would need committee approval by each respective authority.</p> <p>LJ suggested it had become more of a liaison forum with a less formal approach to joint work through issues rather than informing agreements DR spoke of it being a framework for collaboration and Belfast being best placed to comment on its success KS added there is a duty/aim to engage to identify common issues with transparency which was the basis for setting up the group. Furthermore there is no decision making role within the group but solely for engagement purposes, which may be possible later for site specific issues crossing many boundaries.</p> <p>It was noted that all Councils are at different stages and some have more strategic issues from Community Plans to adopt which needs to be reflected and form an important basis for future consideration.</p> <p>SW referred to soundness and levels of engagement and the requirements to consult on a practical level and what can be demonstrated on a practical level when at an IE in front of the PAC.</p> <p>LM suggested another form of engagement not just an update forum</p> <p>DO’K spoke of the duty to cooperate in England and Wales where authorities are often tasked with producing statements of common ground. Very often these document administratively highlight areas where there is no dispute but very often they also highlight large areas of disagreement but are helpful procedurally to identify areas for debate at respective examinations. He advised that this goes over and beyond the requirement in Northern Ireland. He added that individually all teams engage informally at officers level in different councils.</p> <p>The Chair highlighted that the Committee supported engagement with other Councils. He outlined the group has the ability of show that it is working in collaboration with each other and if it sees gaps there is scope to and make recommendations.</p> <p>SW suggested the Dfl could host a session to move this forward. CH suggested it could be dealt with at the SPG as all Councils are all at different stages and it is hard to get agreement. He added the aim and objectives are key. (The next SPG meeting is 21st March.)</p> <p>The capacity of PAC was discussed and the challenge of what was becoming an ever evolving process for the development of new LDPs</p>	Dfl
6	<p><u>Transport Plans</u></p> <p>SWT provided an update of the BMTS at the beginning of the meeting.</p>	

	<p>KS highlighted the challenges of the continual slippage of the time frames and his concern on the governance side as the BMTS Board have not met in January 2019, as planned.</p> <p>It was noted that Fermanagh had intended to include the Transport Strategy as part of their LDP but this had not been possible.</p> <p>DR stated he is keen and anxious to see an Engagement Strategy coming forward with the Transport Strategy and to have this tabled as soon as possible with realistic timetables.</p> <p>The group discussed the Guidance Dfl paper for Transport within the LDP and whether it was draft or not with the option of providing feedback. LJ queried whether comments can be added and if this is a final document. KS also queried the guidance and the feedback process for engagement before publication. SB confirmed it was the Dfl's understanding that it is the final version with a purpose to assist/advise council.</p>	
7	<p><u>Timetables</u></p> <p>KS spoke of the timetable being increasingly beyond Council control. He highlighted the cost implications to all council's in relation to the formal changes of timetables.</p>	All
8	<p><u>AOB</u></p> <p>Nothing added</p>	
	<p><u>Action Points</u></p> <p>Based on discussions-</p> <ul style="list-style-type: none"> - Timetable for different Transport Strategy element, the governance arrangements and proposals for consultations to be confirmed by Dfl. - Update from Dfl in relation to the request to PAC for clarification on IE process. - Councils to confirm Timetables to Dfl - Joint working group to be raised at SPG. 	
<p>The Chair closed the meeting and thanked everyone for their attendance. The next meeting will be in LCCC at the end of June – date to be arranged.</p>		



1st March 2019

Invite as per Email

Your Ref: LCCC/LDP

Dear Keith

**Re: Lisburn & Castlereagh City Council Local Development Plan –
Consultation and Engagement Strategy with Neighbouring Councils**

As part of the ongoing preparation of our Local Development Plan, draft Plan Strategy, we wish to invite you to a meeting to discuss our draft '**Consultation and Engagement Strategy with Neighbouring Councils**'. The intention set out in the Strategy, is to provide opportunity for meaningful and constructive engagement on areas of mutual interest, which goes beyond the current arrangements for consultation by seeking feedback from our neighbouring Councils in advance of public consultation of the draft Plan Strategy.

Following this initial meeting, we would intend to host topic based Workshops with officials on a range of issues identified, such as housing, transport, retailing, tourism and the environment. Departmental officials will also be invited to attend (if required) where relevant to the topic area, for example, the Department for Infrastructure (DfI) in relation to transportation or the Department for Communities in relation to affordable housing.

You are invited to attend a meeting at **10am on the 18th April 2019** in the Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL.

I would be grateful if you could respond by email to LDP@lisburncastlereagh.gov.uk to confirm if you are available on this date.

Yours sincerely

Conor Hughes

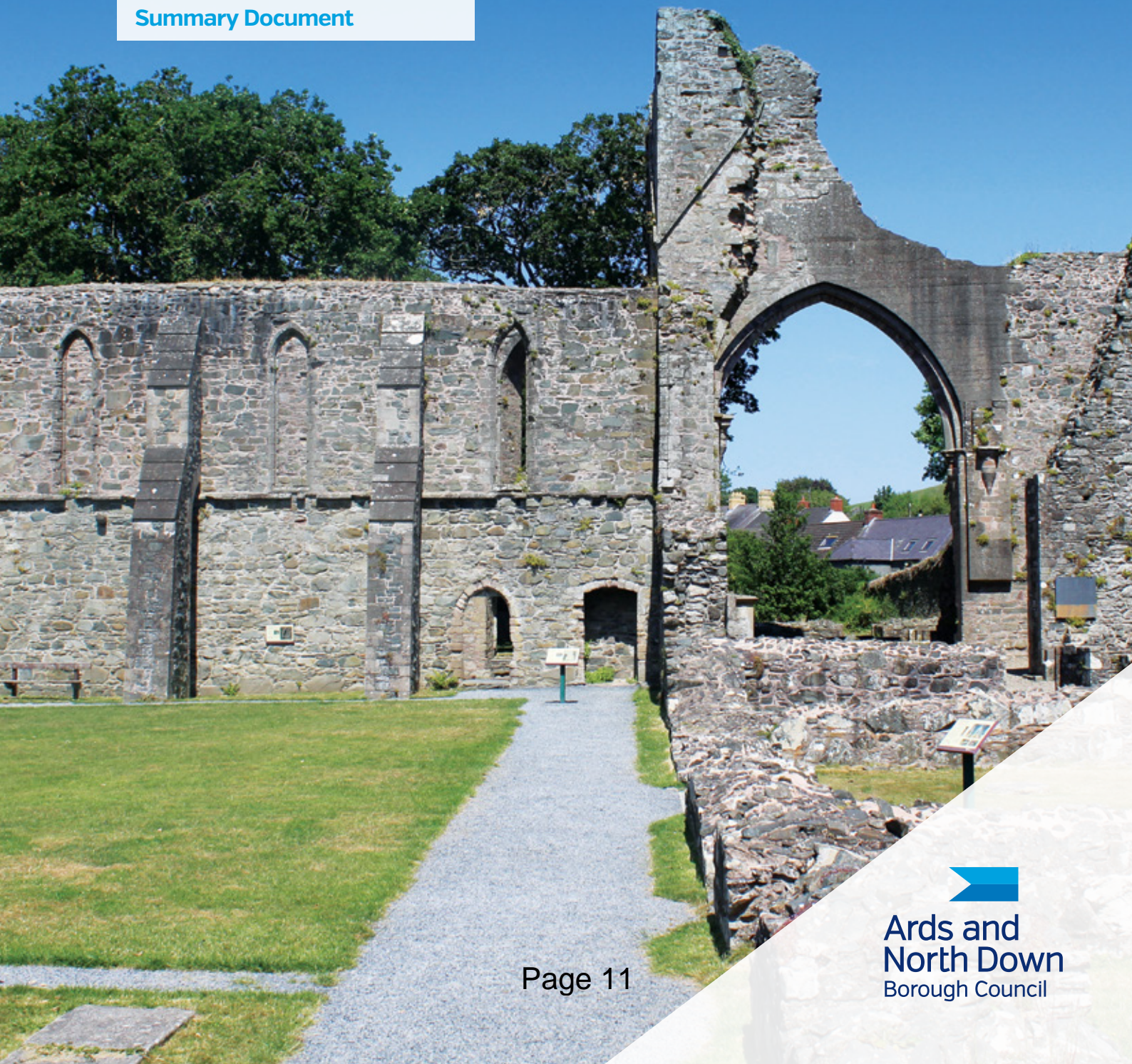
Head of Planning and Capital Programme

Cc Dermot O'Kane

Local Development Plan

Preferred Options Paper: March 2019

Summary Document





What is a Local Development Plan (LDP)?

- We're making a plan about how the Borough should grow over the next 15 years. It will identify how land is used and what will be built where, whilst protecting our environment;
- The future Local Development Plan will be one of the most important things to consider when deciding planning applications in the future. For example, if an area of land is shown as a housing site in the Local Development Plan, it means the principle of building houses on the land has already been accepted, even before any application for planning permission is made. The same is true for land shown as retail and employment. That is why it is important to get involved now at Preferred Options stage.

What is a Preferred Options Paper 'POP'?

- It is the first consultation document in the preparation of the LDP;
- It aims to encourage public comment and help interested parties to become involved at the earliest stage of plan preparation;
- It identifies key issues in the Borough and outlines options to address these issues, including the Council's preferred options.

Why Should I Get Involved?

The LDP will impact on everyone who lives, works, visits and invests in our Borough.

We want to hear your views on the POP document in terms of where and how development within your local area should take place.



LDP Vision

The LDP is aligned with the Borough's Community Plan - ['The Big Plan'](#) and shares the vision that:

“Ards and North Down is a vibrant, connected, healthy, safe and prosperous place to live”.

Strategic Objectives

The LDP will seek to deliver the above shared vision by:

- Ensuring cohesive and safe communities; and, supporting healthy lifestyles
- Protecting and enhancing the environment
- Promoting economic vitality.

The main objectives are:

1. Ensuring cohesive, safe and healthy communities – for example:
 - Provide land for new housing
 - Improve access to the services you need
 - Improve health and well-being by increasing the amount of places that encourage a healthy lifestyle e.g. sporting facilities, greenways
2. Protecting and enhancing the environment – for example:
 - Manage flood risk and promote sustainable drainage
 - Encourage alternative transport to the private car
 - Safeguard our unique landscapes and the historic built environment
 - Protect and improve open space with the associated benefits to biodiversity and health and well-being

3. Prosperous Economy - for example:
 - Provide land for a range of employment uses such as offices, industrial units, warehouses to create jobs for local people
 - Support a vibrant rural economy
 - Regeneration of town centres
 - Promote tourism and protect our key tourist sites

Overarching Principles

The LDP sets out the following 'Overarching Principles' that all development proposals must have regard to:

- Improving Health and Well-being;
- Creating and Enhancing Shared Space;
- Supporting Sustainable Economic Growth;
- Supporting Good Design and Positive Place Making and
- Preserving and Improving the Built and Natural Environment.

More detail about the objectives of the Local Development Plan can be found in the full Preferred Options document: www.ardsandnorthdown.gov.uk



Spatial Growth Strategy

The POP's Growth Strategy will seek to:

- Guide the majority of development, including local housing and employment opportunities, to locations within those large towns that have the capacity to accommodate new development that can be well integrated with existing infrastructure, and which serve as accessible centres within the larger rural hinterland
- Maintain and protect the diversity and quality of our rural area and encourage local development which supports the population and services of local communities
- Provide opportunities for appropriate diversification of the rural economy.

This Growth Strategy will be supported by:

- A Settlement Hierarchy – to allow existing settlements within the Borough to be re-classified as towns, villages, small settlements
- Housing Allocation – to allocate land to accommodate the need for 8190 new dwellings over the Plan period
- Economic Development – to identify land to support the creation of up to 7,500 jobs in line with the ambitious target set out in the Council's Integrated Tourism, Regeneration and Economic Development Strategy. **Please see Key Issue 26

Strategic Growth Map including proposed settlement hierarchy



This is based upon Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, ©Crown copyright and database right 2018 CS&LA156

Key Issues and Preferred Options

Developer Contributions

Key Issue 1 – To facilitate development through developer contributions

Preferred Option 1a:

Provide strategic policy on developer contributions through the Local Development Plan and identify sites where developer contributions would be appropriate in the Local Policies Plan.

Spatial Growth Strategy

Key Issue 2 – Settlement Hierarchy

Preferred Option 2b:

Define a new settlement hierarchy allowing for the re-classification of existing settlements and potential introduction of new settlements.

Key Issue 3 – Allocate housing to accommodate future growth

Preferred Option 3b:

Re-evaluate existing housing zonings and allocate additional housing land, if required, to ensure continued modest housing growth [using sequential approach in the Strategic Planning Policy Statement].

PEOPLE

Energy

Key Issue 4 - Facilitate the siting of renewable energy generating facilities in appropriate locations

Preferred Option 4b:

Consider all renewable energy proposals coming forward on a case by case basis whilst adopting the 'cautious approach' within designated landscapes as endorsed by the SPPS.

Key Issue 5 - On-site renewable generation and reduced energy consumption in new development

Preferred Option 5a:

Introduce policy requiring applicants to demonstrate how the integration of on-site renewable generation and measures to reduce energy consumption have been considered and incorporated in all proposals for new development.

Urban/Rural Housing

Key Issue 6 - Facilitating Sustainable Rural Housing

Preferred Option 6a:

Introduce an approach to rural housing in line with existing policies and regional direction, tailored to meet local circumstances.

Key Issue 7 - Facilitating Affordable Housing

Preferred Option 7d:

The LDP will provide affordable housing through the use of the proportional approach, Key Site Requirements or zoning of entire sites, dependent on a number of factors, including identified need.

Key Issue 8 - Facilitating the delivery of Lifetime Homes

Preferred Option 8a:

The LDP shall provide a proportion of Lifetime Homes in new developments.

Open Space, Sport and Outdoor Recreation

Key Issue 9 - The Protection of Existing Areas of Open Space

Preferred Option 9b: Protect existing open space, re-evaluate existing open space zonings and provide new areas of open space.

Key Issue 10 - Community Greenways

Preferred Option 10: Identify and facilitate the development of Community Greenways.

Public Services, Health and Wellbeing

Key Issue 11 - Facilitate the needs of the Borough in respect of health, education and other public services and facilities

Preferred Option 11c:

Identify and safeguard lands to meet the anticipated needs of the community, in terms of health, education and other public services and facilities. Complementary policy in relation to proposals on un-zoned sites and in relation to developer contributions will also be introduced.

Key Issue 12 - Improving health and well-being in the Borough

Preferred Option 12a:

Introduce policy to address a proliferation of hot food takeaway uses within centres and to prohibit hot food takeaways within 400 metres of school boundaries.

Public Utilities

Key Issue 13 - To facilitate development of utilities and telecommunications without compromising the natural environment of the Borough

Preferred Option 13:

Adopt approach to utilities and telecommunication development in line with regional policy - ensuring the applicant provides detailed information on mitigation measures to ensure the visual and environmental impact of development are minimised.

Key Issue 14 - Cemetery Provision

Preferred Option 14a:

Identify and safeguard specific locations in the Borough for new or extended cemetery and other end of life development based on projected need and capacity over the Plan period with a complementary policy in relation to proposals on un-zoned sites.

Key Issue 15 - Facilitating sustainable waste management

Preferred Option 15a:

Identify and safeguard appropriate lands to meet the anticipated needs of the Borough in relation to waste management facilities (including recycling and WWTWs). Complementary policy in relation to waste management proposals on un-zoned sites will be introduced.



PLACE

Coastal Management

Key Issue 16 – The Undeveloped Coast

Preferred Option 16a:

Designate an Ards and North Down Coastal Area within which development will be restricted.

Key Issue 17 – The Developed Coast

Preferred Option 17a:

Designate urban waterfronts throughout key coastal settlements in the Borough in order to promote their regeneration and enhancement for tourism and recreation purposes.

Key Issue 18 – Coastal Change

Preferred Option 18c:

Identify areas of existing and potential coastal erosion and land instability (subject to data being available) where there will be a presumption against development except in exceptional circumstances.

Flooding and Drainage

Key Issue 19 – Developing within areas of flood risk

Preferred Option 19a:

Adopt a precautionary approach to development – only permit certain suitable types of development in flood prone areas, in line with the SPPS/PPS and with appropriate mitigation.

Key Issue 20 – Sustainable Drainage Systems (SuDS)

Preferred Option 20a:

Bring forward policy to require the use of Sustainable Drainage Systems (SuDS) in new developments.

Historic Environment

Key Issue 21 – Protecting and enhancing the historic environment of our Borough

Preferred Option 21a:

Maintain the existing approach for protecting and enhancing the historic environment of the Borough, whilst reviewing existing designations and identifying new areas for designation as appropriate.

Key Issue 22 – Safeguarding Non-Designated Heritage Assets

Preferred Option 22a:

Bring forward specific measures to safeguard against the potential loss of non-designated heritage assets.

Natural Environment

Key Issue 23 – Protecting international and national nature conservation interests (designated outside of LDP process)

Preferred Option 23:

Adopt an approach in line with existing regional policy with regards to protecting and enhancing international and national conservation sites that are not LDP designations.

Key Issue 24 – Protecting and enhancing local nature conservation sites and scenic landscapes

Preferred Option 24a:

Review local nature conservation sites and scenic landscapes and formulate appropriate accompanying policy for their protection and enhancement.

Key Issue 25 – Areas of Outstanding Natural Beauty (AONBs)

Preferred Option 25a:

Bring forward bespoke policies to guide future development and protection of Strangford and Lecale Area of Outstanding Natural Beauty.



PROSPERITY

Employment and Industry

Key Issue 26 – Provision of a generous supply of land for economic development within settlements

Preferred Option 26a:

Evaluate existing zonings for economic/employment land and identify new sites to meet local employment and economic development needs

Key Issue 27 – Identification of land to accommodate business start-ups and flexible co-working spaces

Preferred Option 27a:

Identify specific sites within economic/ employment zonings suitable for business start-ups and flexible co-working spaces.

Key Issue 28 – Sustaining a vibrant rural economy

Preferred Option 28a:

Support and facilitate rural economic development of an appropriate nature and scale which contributes to a sustainable rural economy and supports rural communities.

Key Issue 29 – Location of Class B1* business uses

Preferred Option 29a:

Permit B1 business uses in town centres and other suitable locations that may be specified in the LDP such as certain district centres and economic/employment zonings.

Key Issue 30 – Safeguarding existing employment land

Preferred Option 30a:

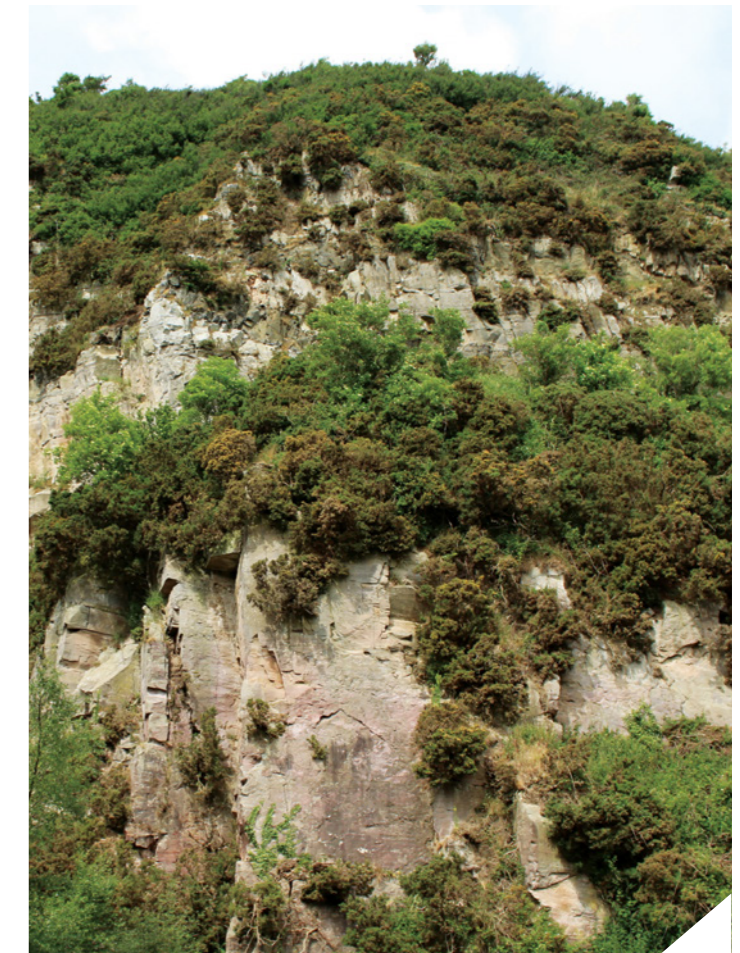
Safeguard against the loss of economic/ employment land but permit alternative employment uses which fall outside Part B of the Planning (Use Classes) Order (NI) 2015 within economic/employment zonings where these are compatible with existing uses in the area.

Minerals

Key Issue 31 – Safeguarding Minerals

Preferred Option 31c:

Adopt a policy led approach to deal with applications for Minerals Development based on their merits, with the identification of protection areas for existing quarries to allow appropriate expansion.



* From the Schedule to The Planning (Use Classes) Order (Northern Ireland) 2015
Class B1: Business Use – (a) as an office other than a use within Class A2 (Financial, professional and other services); (b) as a call centre; or (c) for research and development which can be carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Town Centres and Retailing

Key Issue 32 - Hierarchy of Centres

Preferred Option 32a:

Define a hierarchy of centres based on the preferred settlement hierarchy and the relevant roles and functions of our centres.

Key Issue 33 - Spatial extent of town centres and retail cores

Preferred Option 33a:

Define the spatial extent of Town Centre boundaries and Primary Retail Cores to accommodate the projected need for retail and other main town centre uses.

Key Issue 34 - Protecting and enhancing diversity of use - Designated Primary Retail Cores

Preferred Option 34c:

Designated Primary Retail Cores to be accompanied by policy to allow differing provision of retail and town centre uses based upon locally distinct character.

Key Issue 35 - Protecting and enhancing diversity of use - Protection of existing areas of housing within town centres

Preferred Option 35a:

Identify areas of existing housing to be protected and promote new housing development, if appropriate to the character of the area, within Town Centres.

Key Issue 36 - Protecting and enhancing diversity of use - Development Opportunity Sites (DOSs)

Preferred Option 36a:

Define Development Opportunity Sites for mixed use and encourage 'meanwhile' uses until development is commenced.

Tourism

Key Issue 37 - Tourism

Preferred Option 37b:

Promote appropriate sustainable tourism developments throughout the Borough.

Transportation

Key Issue 38 - Promotion of sustainable transport and active travel

Preferred Option 38a:

Introduce a policy requiring applicants to demonstrate how the promotion of sustainable transport and active travel has been considered in all new development proposals. Where appropriate, specific measures will be detailed for zoned sites in key site requirements.

Key Issue 39 - Promotion of sustainable transport

Preferred Option 39a:

Identify sites suitable for Park and Ride / Park and Share facilities.

Key Issue 40 - Reducing reliance on the private car

Preferred Option 40a:

Introduce areas of parking restraint in our Town Centres and other areas, where appropriate to local circumstances.

Key Issue 41 - Protection of proposed routes for transport schemes

Preferred Option 41:

Continue to protect proposed routes for future transport schemes as identified within the extant area plans.

Key Issue 42 - Disused transport routes

Preferred Option 42:

Identify and safeguard disused former transport routes for future use for transport or recreational, nature conservation or tourism related uses.



Have Your Say

Public Consultation and Next Steps

Public consultation on the Preferred Options Paper (POP) will begin on 28 March 2019, and will be open for a period of 12 weeks, ending at 5pm on 20 June 2019.

We are holding a series of public engagement events throughout the Borough.

Full details are available on the Council's website or by contacting the Local Development Plan Team.

Availability of Preferred Options Paper

The POP document and supporting information, including the Sustainability Appraisal (SA) Interim Report, are available on the Council's website www.ardsandnorthdown.gov.uk

The POP document is also available in hard copy to view during office hours at the following locations:

Planning Office – 2 Church St, Newtownards, BT23 4AP

Bangor Town Hall, The Castle, Bangor, BT20 4BT

Send Us Your Comments

Your comments on the POP Document and supporting information can be submitted by the various means below:

By e-mail: planning@ardsandnorthdown.gov.uk

By post: LDP Team

Ards and North Down Borough Council
2 Church Street
Newtownards
BT23 4AP

By web: www.ardsandnorthdown.gov.uk

This document can be made available upon request in other formats, and alternative languages where possible, by contacting the Council's Planning Office using the email or postal address above or by telephone – 028 91 824006.



LDP Team
Ards and North Down Borough Council
2 Church Street
Newtownards
BT23 4AP

planning@ardsandnorthdown.gov.uk
www.ardsandnorthdown.gov.uk

This page is intentionally left blank

Development Management Officer Report Committee Application Addendum

Summary	
Committee Meeting Date: 9th April 2019	
Application ID: LA04/2018/2157/F	
Proposal: 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.	Location: Location of existing Bostock House and part of the land adjacent on the Royal Group of Hospitals site, 274 Grosvenor Road, Belfast, BT12 6BA.
Referral Route: Major planning application	
Recommendation:	Approval
Applicant Name and Address: Belfast Health And Social Care Trust Redevelopment Royal Hospitals Grosvenor Road Belfast BT12 6BA	Agent Name and Address: AECOM The Clarence West Building (10th Floor) 2 Clarence Street West Belfast BT2 7GP
Executive Summary: The above application was originally brought before the Planning Committee on 12 th March 2019 and was deferred for a briefing and site visit which took place on 21 st March 2019. Members viewed car parking arrangements within the existing RVH complex and in surrounding streets. The purpose of this addendum is to address issues relating to car parking for the proposed Children's Hospital. The report to the Planning Committee of 12th March 2019 is appended. Concerns were raised at the previous planning committee about the level of parking to serve the proposal and the impact this would have on traffic flow and on the amenity of nearby streets. In light of further discussions with DFI Roads since 21 st March 2019 a condition has been added to ensure there is designated parking to serve the proposed children's hospital as detailed below. <ul style="list-style-type: none"> - The development hereby permitted shall not become operational until 97 car parking spaces, as identified on drawing No. BHSC-IE-AR-G (90)-101, submitted on 2nd April 2019 (as shown), are provided and permanently retained as dedicated car parking for visitors and patients of the Children's Hospital hereby approved. Details of the control mechanism to ensure this is provided and retained as a dedicated car park for the Children's Hospital hereby approved only, shall be submitted to and agreed in writing by Belfast City Council, prior to commencement of operation of the building.	

Upon occupation of the children's hospital hereby approved the control mechanism shall be operational at all times.

Reason: To ensure that adequate provision has been made for parking for the parents or guardians of patients resident at, or attending, the Children's Hospital.

Condition 11.10 on the original report attached below has also been amended. This will ensure the Travel Plan is agreed and implemented prior to the operation of the approved Children's Hospital. The amended condition is as follows:

- Within 6 months of the commencement of development (including any demolition works) a Travel Plan for the entire hospital (as identified within the purple line in drawing No. SK190403-1, submitted on 3rd April 2019) shall be implemented in accordance with details that shall have first been submitted to and approved in writing by the Council.

The Travel Plan must follow the objectives and principles stated in the Travel Plan Framework published by the Belfast City Council Planning Office on 22 February 2019 unless otherwise agreed by DfI Roads.

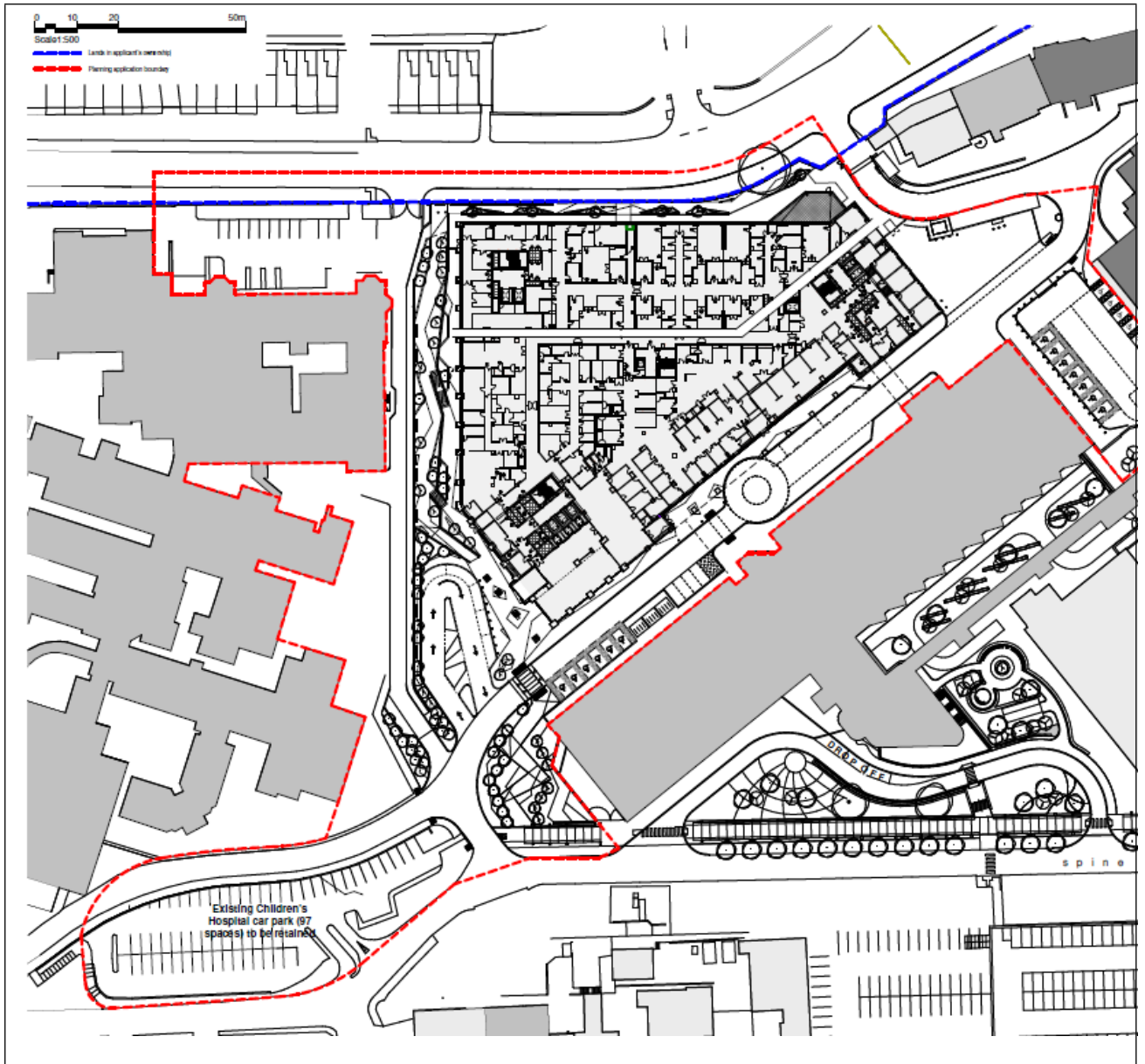
Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

The above measures will provide further assurances around the parking issues. The recommendation remains to approve subject to the conditions as outlined in this addendum and the original development management officer report.

Recommendation

Having regard to the development plan context, relevant planning policies and other material considerations including objections the proposed development is considered acceptable.

It is recommended that planning permission and consent be granted with the final wording of conditions to be delegated to the Director of Planning and Building Control.



This page is intentionally left blank