

**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



**Belfast
City Council**

9th November, 2021

HYBRID MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in Hybrid format, both in the Council Chamber and remotely via Microsoft Teams, on Tuesday, 16th November, 2021 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes (Pages 1 - 32)
 - (c) Declarations of Interest
 - (d) Schedule of Meetings 2022 (Pages 33 - 36)
2. **Committee Site Visit**
3. **Planning Appeals Notified (Pages 37 - 40)**

4. **Planning Decisions Issued (Pages 41 - 64)**

5. **Planning Applications**

- (a) (Reconsidered Item) LA04/2020/1363/F - 20 x apartments (17x1bed & 3x 2 bed) and 2. retail units with ancillary lobby space, refuse storage, bicycle storage and amenity space at 173 Newtownards Road and 1-5 Templemore Avenue (Pages 65 - 88)
- (b) LA04/2021/1778/F - Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities at Thompson Dock Pump House and Car Park of Northern Ireland Science Park (Innovation Centre), Queens Road (Pages 89 - 108)
- (c) LA04/2021/2127/F - Application under section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission LA04/2020/1864/F (erection of new pavilion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking to vary conditions 4, 7 and 9 (seeking to vary the Private Street Determination drawing to be implemented). (Pages 109 - 122)
- (d) LA04/2021/1400/F - 2 single storey side extensions and refurbishment of existing building at 9 Cultra Street, Tigers Bay (Pages 123 - 128)
- (e) LA04/2021/1707/F - Active Travel Hub Comprising 2 x Shipping Containers. 1 Container to House Active Travel Operators, 1 Container to Store Bicycles and other Equipment at Cathedral Gardens (Pages 129 - 142)

Planning Committee

Monday, 11th October, 2021

SPECIAL HYBRID MEETING OF THE PLANNING COMMITTEE

Members present: Councillor Carson (Chairperson);
Councillors Brooks, Matt Collins,
Garrett, Hussey, Hutchinson, Maskey,
McCullough, Murphy and O'Hara.

In attendance: Ms. K. Bentley, Director of Planning and Building Control;
Mr. K. Sutherland, Planning Manager (Policy);
Mr. D. O'Kane, Principal Planning officer;
Ms. N. Largey, Divisional Solicitor;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. L. McLornan, Democratic Services Officer.

Apologies

Apologies for inability to attend were reported from Councillors Groogan, Hanvey, McMullan and Whyte.

Declarations of Interest

No declarations of interest were recorded.

Restricted Items

The information contained in the reports associated with the following three items is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Resolved – That the Committee agrees to exclude the members of the Press and public from the meeting during discussion of these items as, due to the nature of the items, there would be a disclosure of exempt information as described in Section 42(4) and Section 6 of the Local Government Act (Northern Ireland) 2014.

Local Development Plan (LDP) Update

The Director of Planning and Building Control advised the Committee that, on 29th September, the Planning Appeals Commissions (PAC) had informed the Council that it had completed the Report into the findings of the Independent Examination for the Belfast LDP draft Plan Strategy. In the notification the PAC had confirmed that the report had been forwarded to the Department for Infrastructure and that the release of that report was solely a matter for the Department.

The Planning Manager reminded the Committee that the Independent Examination (IE) had been held in two sessions, with the initial stages being convened for the two weeks between the 16th and 27th November 2020, with the concluding sessions from the

**Special Meeting of Planning Committee,
Monday, 11th October, 2021**

18th January to 8th March 2021. He explained that the sessions were convened around 25 Topic Areas and that the PAC had further divided the topics into a series of over 500 questions which addressed the issues raised through both the representations and the considerations of the Commission. He provided that Committee with the issues which had been identified and an assessment in relation to their potential implications.

The Committee was advised that there was a need to set out the process and actions necessary for the Council to complete the potential adoption of the draft Plan Strategy. The Planning Manager reported that, whilst the DfI would send a Direction to the Council in respect of the plan adoption, it would not cover the Committee consideration and the work required to complete the associated reports. He added that the work and arrangements needed to bring forward the required SPG and the issue of the potential direction and the scope to reduce the potential for further delay in the LDP process were the subject of the subsequent items on the agenda.

The Members were advised that the Council would be required to modify both the timetable for the Local Development Plan and the Statement of Community Involvement to reflect the changes in guidance and the impacts of the delayed IE process on the overall development of the LDP. The Planning Manager explained that the proposal would be to follow the processes used in the development of the draft Plan Strategy, with the detailed issues being considered by the Planning Committee in advance of the final adoption documents being submitted to the Strategic Policy and Resources Committee prior to final adoption by the Council.

The Committee noted the contents of the report and the appendices, which provided an update in respect of the current position for the draft Plan Strategy stage of the ongoing Local Development Plan process.

Supplementary Planning Guidance Update

The Principal Planning officer provided the Committee with an update on the preparation of Supplementary Planning Guidance (SPG) in advance of public consultation.

He outlined that SPG represented non-statutory planning guidance which supported and illustrated by example policies included in the current planning policy framework including regional policy. The Members were advised that SPG must be read in conjunction with the LDP and the Strategic Planning Policy Statement (SPPS) but, unlike the LDP, they were not subject to the same scrutiny in terms of the statutory process. They were primarily designed to help members of the public, developers and planners to understand the intent of the policy and how it might be interpreted.

He advised that they were a useful mechanism for providing clarity and could be amended or updated through normal Council policy processes and were more adept to reflect changes in circumstances, for example, new design techniques or new policy products that emerged from central government. The Committee was advised that the SPGs had been prepared over the last two years in conjunction with Government Departments and Agencies, as well as a number of representatives from professional bodies. The approach had helped to raise awareness amongst those bodies, to alleviate and address their concerns and to ensure that the Council was abreast of the latest issues.

**Special Meeting of Planning Committee,
Monday, 11th October, 2021**

The Committee:

- noted the update on the latest version of the Supplementary Planning Guidance (SPG) documents and the summary of their content, their current status and links to the latest version of the documents (available on modern.gov);
- agreed the content of the SPGs, subject to any minor amendments considered necessary upon receipt of the Planning Appeals Commission (PAC) report from the Independent Examination; and
- agreed that public consultation upon the SPGs could be commenced upon receipt of the PAC report. If significant changes were required to any SPG on foot of the PAC report those SPG would be brought back to the Committee for its approval before going out for consultation.

DfI Response to Comments on DPPN11

The Planning Manager provided the Committee with the Department for Infrastructure's (DfI) response in respect of Development Planning Practice Note 11.

He highlighted that the guidance suggested that the Planning Appeal Commission's report would not be issued to any council in advance of a Direction being issued, thus not affording the Council advanced consideration of the outcomes or issues arising from the Independent Examination. He outlined a number of potential actions or initiatives which could be taken in order to support the progression of the plan in a timely and efficient manner.

After discussion the Committee agreed to the next steps, as outlined within the report, which sought to progress the continued work towards the development and adoption of an up to date Local Development Plan for Belfast.

Chairperson

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Planning Committee

Thursday, 21st October, 2021

HYBRID MEETING OF THE PLANNING COMMITTEE

Members present: Councillor Carson (Chairperson);
Councillors Brooks, Matt Collins,
Garrett, Groogan, Hanvey, Hussey,
Hutchinson, Maskey, McCullough,
McMullan, Murphy, O'Hara and Whyte.

In attendance: Ms. K. Bentley, Director of Planning and Building Control;
Mr. E. Baker, Planning Manager (Development Management);
Ms. N. Largey, Divisional Solicitor;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. L. McLornan, Democratic Services Officer.

Apologies

No apologies for inability to attend were reported.

Minutes

The minutes of the meeting of 14th September were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 4th October, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declarations of Interest

Councillor Groogan declared an interest in item 6d - Proposed development of 13 Residential Apartments (One block of 11 No. Apartments, one block of 2 No. Apartments) with associated amenity space and site works at 42-50 Ormeau Road, in that the applicant was known to her and that she would leave the meeting and not participate in the discussion or vote.

Councillor O'Hara declared an interest in item 6i – LA04/2021/1119/F - Change of use from industrial storage units to waste metal recycling facility for export with offices, in curtilage parking and turning and associated works at 58 Duncrue Street, in that he was a political appointee to the Belfast Harbour Commissioners Board, but he confirmed that it was not a pecuniary nor a conflict of interest, and that he would not need to leave the meeting.

Councillor Carson, Chairperson, declared an interest in item 6m - LA04/2021/1520/F Change of use from 2 x first floor offices to an after-school care facility at Belfast Media Group, Teach Basil, 2 Hannahstown Hill, in that he had spoken with the developer and had been involved in a number of meetings in respect of the application and he would therefore withdraw from the meeting and not participate in the discussion or vote.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

Planning Appeals Notified

The Committee noted the receipt of correspondence in respect of a number of planning appeals which had been submitted to the Planning Appeals Commission, together with the outcomes of a range of hearings which had been considered by the Commission.

The Planning Manager (Development Management) referenced the recent decision by the PAC in respect of Havelock House, which had supported the decision of the Committee in dismissing the appeal.

Planning Decisions Issued

The Committee noted a list of decisions which had been taken under the delegated authority of the Strategic Director of Place and Economy, together with all other planning decisions which had been issued by the Planning Department between 7th September and 12th October 2021.

Abandonment

The Committee was advised that correspondence had been received from the Department for Infrastructure (DfI), giving notice that it intended to abandon an area of land at Cairnmartin Crescent in order to facilitate redevelopment in the area.

The Committee noted the abandonment.

Proposed Listed Building

The Committee was advised that correspondence had been received from the Historic Environment Division (HED) regarding the proposed listing of the Bank of Ireland building at 364 Lisburn Road. The Principal Planning officer outlined that Article 80 (3) of the Planning Act (NI) 2011 required the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.

The Committee

- noted the contents of Appendix 1; and
- supported the proposed listing of the Bank of Ireland building, 364 Lisburn Road.

Planning Applications

**THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE
POWERS DELEGATED TO IT BY THE COUNCIL UNDER STANDING ORDER 37(e)**

Withdrawn Items

The Members noted that the following two applications had been withdrawn from the agenda:

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

- LA04/2021/0911/F - Demolition of existing building and construction of 9 no. apartments and associated site works at 236 Upper Newtownards Road; and
- (Reconsidered Item) LA04/2019/0775/F - 18 dwellings to include revision of site layout of previous approval Z/2007/1401/F at sites 2-8 (7 dwellings) and additional 11 No. dwellings, including landscaping, access via Hampton Park and other associated site works on lands approximately 50m to the north of 35 Hampton Park and approximately 30m to the west of 60 Hampton Park, Galwally.

(Reconsidered Item) LA04/2020/1211/F - Mixed use regeneration scheme involving demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to and subdivision of existing supermarket building to form 4. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses, road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained) at No 46 Montgomery Road (former Hughes Christensen site) and between nos 44 and 46 Montgomery Road and no 41 Montgomery Road (Lidl)

The Planning Manager reminded the Committee that the application had been considered by the Committee at its meeting on 15th June, 2021. At that meeting, the Committee had resolved to grant planning permission, subject to conditions and completion of a Section 76 planning agreement. He explained that the purpose of the Section 76 Planning Agreement was to:

- require the existing Lidl store to cease trading upon opening of the replacement Lidl store on the new site (in order to prevent two retail stores operating which would be contrary to retail planning policy);
- require the conversion of the existing Lidl store to Use Class B4 (storage and distribution); and
- completion of the other proposed business units to off-set the loss of overall employment land.

The Committee was advised that it was originally envisaged that the conversion works to the existing Lidl store would be required prior to occupation of the replacement Lidl store on the new site. However, that was impractical because it would not allow retail to continuously operate from Montgomery Road. It was therefore proposed that the conversion works to the existing Lidl store should be completed within three years of the first occupation of the replacement Lidl Store. The Committee was advised that course of action was considered reasonable from a planning and commercial perspective.

The Late items report at the June meeting had advised the Committee that completion of the other new build business units should also be secured by the Section 76 planning agreement to off-set the overall loss of employment land across the site. However, the Planning manager advised that, throughout the negotiations, the applicant had stated that the delivery of the other business units would be market driven and that the requirement to

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

complete those units was commercially unrealistic and would put the scheme at jeopardy. Officers had therefore revisited whether the requirement was fundamentally necessary to make the proposed development acceptable.

He outlined that, whilst the Council gave significant weight to dBMAP 2015 given its very advanced stage in the process, the land was technically un-zoned for employment and was “white land” in the BUAP 2001. Consequently, the site was unzoned employment land for the purposes of Policy PED 7 of PPS 4 and therefore the second part of Policy PED 7 applied. He reminded the Committee that only one criterion in the second part of PED 7 needed to be satisfied and that proposal was considered to satisfy criteria b. He advised that that aspect of the proposal was therefore policy compliant and it was considered that there was no policy requirement for the other business units to be completed.

He advised the Committee that it was recommended that planning permission continued to be granted but that the terms of the Section 76 planning agreement be revised as follows:

- the requirement for conversion of the existing Lidl store to Use Class B4 (storage and distribution) in accordance with the approved plans within 3 years of first occupation of the replacement Lidl Store on the new site; and
- the removal of the requirement for completion of the other business units.

The Chairperson welcomed Mr. D. Monaghan, agent, to the meeting. He provided the Committee with the benefits of the scheme and asked that the Committee would approve the changes as outlined by the Planning Manager.

The Committee granted approval to the application, subject to conditions and delegated power to the Director of Planning and Building Control for the final wording of the conditions and the Section 76 planning agreement.

**(Reconsidered Item) LA04/2020/0847/F & LA04/2020/1208/DCA –
Partial demolition and redevelopment of existing buildings
to provide 16 apartments, communal bin store and landscaped
communal garden at 25-29 University Road**

The Principal Planning officer reminded the Committee that it had initially considered the application at its meeting on 15th June, 2021. At that meeting, the Committee had agreed to defer consideration in order to undertake a site visit. The site visit had taken place on 10th August. She explained that the application was subsequently relisted for the meeting on 17th August, 2021, but that the application was withdrawn from the agenda as amended drawings had been submitted late and the proposal description was amended.

She advised the Committee that the application was previously recommended for approval, subject to a Section 76 planning agreement to secure the inclusion of an area of rear amenity. However, following the submission of amendments, including a change of the description to social housing and the removal of the rear communal amenity area, it was now recommended for refusal.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Committee was advised that the proposal description had been amended to 'Partial demolition and redevelopment of existing buildings to provide 16 apartments (social housing units), comprising 10 one bedroom and 6 two bedroom units and communal bin store'. Amended drawings were also received which included the following changes:

- removal of the rear communal amenity area;
- relocation of the bin store / cycle parking area; and
- amendment of the internal floor plans.

The Principal Planning officer explained that two further objections had been received in relation to the development. Both of whom had previously objected to the proposal. The additional issues raised included fire safety issues, no mature landscaping was proposed, residential use was not suitable for the location, proposed density was unacceptable, it did not represent family accommodation and was not suitable for special needs use and potential structural issues.

In relation to the amenity space, she advised that the agent had stated that the overgrown area to the rear would be cleared and grassed, to improve the outlook, but not included as formal amenity space. Consequently, the total area of proposed amenity space was approximately 137 square metres, equating to 8.5 square metres per apartment. While the applicant stated that the area would be improved, it was not within the ownership or control of the applicant and no longer formed part of the application.

She explained that, while 10 of the proposed apartments would benefit from some degree of private open space, the remaining six apartments had no private amenity and were thus completely reliant on the small communal courtyard at the rear of the site. The Members were advised that Paragraph 5.20 of 'Creating Places' put an emphasis on private communal open space in the form of landscaped areas, courtyards and roof gardens and that only 39 square metres of the proposed amenity space was communal.

She advised that a large proportion of the proposed amenity space related to two private areas at the front of the building for Apartments 1 and 2, of approximately 62.5 square metres. It was not considered that the area represented a quality amenity space, due to the noise associated with traffic along University Road.

The Committee was advised that, as the original scheme had included the rear communal garden, which would have been somewhat protected from traffic and street noise, the original case officer report had concluded that, given the various amenity options within the development, the proposal was considered acceptable in terms of noise. However, following the amendments, it was now considered that the scheme was more reliant on the small amenity space provided at the front and on balconies and that it fell short in terms of both space and quality of space. Consequently, it was now considered that the proposed amenity space would result in an unacceptable adverse effect on proposed properties in terms of noise.

The Principal Planning officer added that, whilst a communal courtyard was proposed at the rear of the development, it was minimal at approximately 39 square metres and likely to be overshadowed for a significant period of the day.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

She explained that the agent had advised the close proximity of Crescent Gardens, King William Park and Mountcharles Gardens as public areas of open space which were easily accessed from the proposed development. Although it was acknowledged that the proposed development was located in relatively close proximity to those public areas, it was not considered that it was an acceptable substitute for the deficit of communal space within the proposed development.

She reminded the Committee of the 'Eia Street' appeal decision (PAC ref. 2018/A0070), whereby the Council had refused permission for 15 apartments as adequate provision had not been made for appropriate open space as an integral part of the development. She explained that approximately 80 square metres of open space was proposed within the application site, with the developer relying on close proximity to public parks to make up the shortfall. The PAC had agreed with the Council's reason for refusal and dismissed the appeal, with the other refusal reason not sustained. It was, however, acknowledged that all planning applications were considered on their own merits and that the Eia Street example differed from the current development, in that it was not located along an arterial route.

The agent had provided a number of precedent cases whereby the Council had departed from Policy QD1 and the advice contained within 'Creating Places' to allow residential developments with a reduced standard of amenity space. She drew the Committee's attention to the officer's comments in response to each case which was included within the Case officer's report.

In respect of the change to the description of the application, the NIHE had been consulted on the proposal, as it referred specifically to social housing. The NIHE had confirmed that the proposal was situated within an area of strong housing need in Belfast and that it was aware that the developer was in contact with a Housing Association regarding the proposed apartments, however, it had also advised that the units proposed did not appear to meet DfC Design Standards for social housing.

The Principal Planning officer advised that amended floorplans had been submitted to address the issues which had been raised by officers regarding internal floorspace and it was considered that those concerns had been addressed by the applicant.

The Chairperson welcomed Mr. K. Carlin, agent, to the meeting. He advised the Committee that:

- the existing building had been severely fire damaged in January 2020 which had impacted upon the buildings on either side of it and that it was a blight on the area;
- the communal area at the rear had been removed from the scheme as the Housing Association which the developer had spoken with had stated that it would not be feasible for them to manage such an area;
- the average amenity site for the apartments was 8.5 square metres which was just under the Creating Places guideline of 10 square metres;
- the Case officer had not advised them that there were concerns regarding the quality of the communal area to the rear of the

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

development and that they had not therefore had a chance to discuss it, and that they had requested a meeting with the Principal Planning officer to discuss the issues but that she had declined;

- the building was in a Conservation Area and therefore the front façade had to be retained, which constrained the development opportunities. He outlined that balconies were not possible to the front and that 8.5square metres was therefore the maximum achievable amenity space;
- he struggled to understand why the amenity space was deemed unacceptable when a similar permission was granted 70 metres away on University Road, which had no amenity space in such an urban area;
- the proposed development was 140 metres from the city centre boundary and if it was within Shaftesbury Square it would be deemed acceptable;
- it was on an arterial route;
- it should be treated as a refurbished building as, before the fire, it would have been a refurbishment and that the developer was being penalised;
- he refuted that the Eia Street scheme was comparable to the application in question;
- he questioned the logic of the case officer's concerns in relation to unit sizes versus communal amenity space;
- the British Standards relating to noise stated that a compromise was needed between elevated noise levels and the convenience of living in urban areas, and that the refusal reason given by the case officer would rule out nearly any development along arterial routes, which was contrary to policy and the emerging Local Development Plan; and
- the site was in a highly accessible location and all units were above the space standards required, with some 30% larger.

Mr. Carlin advised the Members that Mr. J. Laverty, noise consultant, was also in attendance to answer any questions in respect of the application. In response to a Member's question, Mr. Laverty confirmed that the only noise issue would be from outside the front two ground floor apartments, not inside. He explained that the Environmental Health officer had omitted an important part of the British Standards, where development should not be prohibited on the basis of elevated external noise in respect of urban areas. He added that 55 decibels was not absolute, rather that it was a guideline.

The Chairperson confirmed to the Committee that the two refusal reasons listed in the report related to amenity space.

The Chairperson put the officer's recommendation, to refuse the application for the following reasons, to the Committee:

- 1) The proposal is contrary to the SPPS and Policy QD1 of Planning Policy Statement 7 in that the scheme results in overdevelopment of the site as it fails to provide a quality residential environment for prospective residents due to inadequate and inappropriate public and private amenity space; and

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

- 2) The proposal is contrary to the SPPS and Policy QD1 of Planning Policy Statement 7 in that the proposed amenity space will result in an unacceptable adverse impact on proposed residents by way of noise and nuisance.

On a vote, eleven members voted for the recommendation, one against and one no vote, and it was accordingly declared carried.

(Reconsidered Item) LA04/2019/1886/F - 13 Residential Apartments (One block of 11 No. Apartments, one block of 2 No. Apartments) with associated amenity space and site works at 42-50 Ormeau Road

(Councillor Groogan, having declared an interest in the item, did not participate in the discussion or vote in respect of this item and left the meeting for the duration.)

The Senior Planning officer provided the Committee with an overview of the application which had been deferred without presentation at its meeting on 14th September, due to a request from an Elected Member.

She explained that 74 objections had been received in relation to the proposed development. The Members were advised that the site was not zoned within either BUAP or dBMAP, however, part of the site was located within the proposed Ormeau Area of Townscape Character (ATC) in dBMAP. The site also fronted onto an arterial route in dBMAP. The Committee was provided with the key issues which had been considered during the assessment of the development, which included the impact on the character of the area, impact on residential amenity, impact on parking and impact on sewage and drainage infrastructure.

The Members' attention was drawn to the Late Items pack, whereby Councillor Gormley had referenced a number of plans and drawings which were also included within the Case officer's presentation.

The Senior Planning officer advised that, throughout the processing of the application, numerous amendments had been made to address issues around the design, impact on character, residential amenity and landscaping. She explained that it was considered that the proposal respected the surrounding context and was appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance.

She outlined that many of the objections related to the lack of parking within the proposal and pressures on existing street parking. The location of the site was considered to be highly accessible as it was on an arterial route and provided convenient access to public transport links, local neighbourhood facilities and the city centre. The Committee was advised that a Draft consultation response from DFI Roads had been received, stating that it had no objection to the proposal subject to conditions. The Parking survey submitted in support of the proposal, together with a parking survey undertaken by DFI on 11th February, 2020, demonstrated sufficient availability of on-street parking within the vicinity of the site to accommodate the requirements of the development during its peak periods of parking demand.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Senior Planning officer reported that adequate provision had been made for open space within the proposed development, in accordance with Creating Places. Furthermore, it was considered that the proposed landscaping assisted with integration and softened the visual impact of the proposal.

The Committee was advised that the proposed development might result in some overshadowing, however, on balance, given the surrounding context and the amended design, it was not considered that it would create an unacceptable adverse impact on surrounding properties. It was also acknowledged that views towards existing dwellings were achievable from the bedroom and study window of Type A apartments on the first and second floor of Block A. However, the apartment windows were orientated towards the rear amenity area rather than the neighbouring properties, which were at an approximate 45 degree angle. The Senior Planning officer outlined that it was not considered that the proposal would result in an unacceptable adverse impact in terms of overlooking. She reported that there were no concerns in relation to loss of light, outlook, noise or general nuisance for any existing or proposed properties.

The Members were advised that NI Water had stated that the scheme could be registered on a pilot scheme, aiming to provide a site specific solution for sewage and drainage infrastructure. The pilot scheme related to both foul and storm connections and therefore it was considered that conditions should be applied in the event of approval. A Drainage Assessment had been submitted and Rivers Agency had requested further information. She confirmed that approval was recommended, subject to receipt of a satisfactory updated Drainage Assessment.

The Chairperson welcomed Councillor Gormley to the meeting. He advised the Committee that:

- the residential density was twice that of surrounding developments;
- there were no balconies or other private open space within the apartments;
- the two and three bedroom apartments would likely be used by families with young children, who required useable communal outdoor space;
- covid had highlighted the importance of access to adequate outdoor space;
- every pathway and shrub was counted as outdoor amenity space and the useable outdoor space was therefore significantly less than the quoted 238square metres, and was closer to 45square metres;
- he urged the Committee to consider the useable amenity space within the application and stated that the case officer had used the term “usable” in the previous application on the agenda; and
- suggested that the Committee should defer consideration of the application in order to undertake a site visit.

The Chairperson then welcomed Mr. G. Rice, Lower Ormeau Resident’s Association Group, and Ms. S. McKeown, local resident, to the meeting. They advised the Committee that they objected to the application for the following reasons:

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

- the gable wall in Block B would obstruct natural light getting into the rear of Ms. McKeown's house in Shaftesbury Avenue;
- the light blockage caused by Block B would have a major impact on Ms. McKeown enjoying the amenity of her own home and her health;
- residents supported the development of the site and had supported a previous application for 14 apartments with ground floor shops, which had been granted approval;
- the site had caused major problems for residents throughout the years;
- the current proposal constituted over development;
- the amenity space was insufficient for a sustainable family type development;
- Block B would have between 35 and 45 adults living in it, with only 45 square metres of communal space;
- no consultation or engagement had taken place between the developer and the local residents; and
- they requested that the Committee undertake a site visit in order to view the context of the application.

In response to a Member's question regarding how long it would take DFI Roads to formally sign off the Private Streets Determination, the Senior Planning officer advised that there had been a recent change in management in DFI Roads which had caused a small delay but that it should only take a few weeks.

A further Member requested information on the housing density on main arterial routes and how the application fitted within that. The Senior Planning officer explained to the Committee that, while the surrounding streets were at a lower density, it was not uncommon to have a development on an arterial route at the density of 180 dwellings per hectare.

Moved by Councillor Garrett
Seconded by Councillor Maskey and

Resolved - That the Committee agrees to defer consideration of the application to enable a site visit to be undertaken to allow the Committee to acquaint itself with the location and the proposals at first hand, particularly to consider the useable amenity space on site.

(Reconsidered Item) LA04/2020/0493/F - Alteration and extension of existing building to provide 4 No one bed apartments at 23 Glandore Avenue and 2 Glanworth Gardens

(Councillors Hanvey and Groogan were reminded that, as they had not been present during the previous discussion of the application, on 17th August 2021, and that they would be advised not to vote on the item.)

The Chairperson advised the Committee that a request to speak had been received from Mr. C. Hughes, a neighbour, who had provided the Committee with details of the exceptional circumstances as to why he had been unable to attend the meeting on 17th August. The Committee acceded to his request, based on his exceptional circumstances,

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

and agreed that he could address the Committee. The Committee also agreed that time would be granted to the applicant in order to respond.

The Senior Planning officer provided the Committee with an overview of the application, which had been presented at the meeting on 17th August, whereby the Committee had agreed to defer consideration of the application in order to undertake a site visit. The site visit had taken place on 9th September.

She reported that, at the Committee meeting on 17th August, objectors had raised concerns over the extent of demolition and stated that there appeared to be more demolition involved than was detailed in the report. Officers had requested the extent of demolition to be clarified by the agent with a detailed demolition plan. It was noted by officers at the site visit that the existing boundary, which the drawings had indicated was to be retained, had fallen into a poor state of repair and therefore the agent was also asked that the boundary be replaced or restored rather than retained as indicated.

The Committee was advised that a demolition plan and updated drawing had been published to the planning portal on 4th October, with neighbours and objectors notified on 5th October that additional information had been received. She explained that the updated drawing, alongside the demolition plan, confirmed that only the rear return and internal walls were to be demolished and that the roof of the original property would remain in situ as detailed in the original recommendation report. The new rear return proposed was as per previous drawings.

The Committee's attention was drawn to the Late items pack whereby twelve more objections had been received. The Senior planning officer outlined the officers' response to each of the issues which had been raised.

The Chairperson welcomed Mr. C. Hughes to the meeting. He advised the Members that:

- he lived in the property attached to the application, built in 1896;
- the proposed demolition of the shared return would expose a large section of his party wall which held key Victorian features and structural integrity to his rear working chimney;
- the nature of the design of the Victorian ridge tiles which the semi-detached houses shared could not simply be cut in half;
- the site was a corner site and was fully visible from all angles within the draft ATC and removing those features was inappropriate;
- the applicant had stated that the apartments would be for couples but they did not meet the minimum space standards;
- the North Belfast Housing Strategy outlined a need for family homes within the area;
- policies PPS 6 for ATC planning policy (2.0) Policy ATC 1 Demolition Control 2.1, 2.2, 2.4, 2.5, 2.6, 2.7, 2.8, 2.11, 7.7 and 7.8 had all been breached;
- similarly PPS7 - Quality residential environment and safeguarding the character of established Residential Areas – 2.14 had been breached;

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

- that, given two apartments were being converted into four apartments, in light of “Creating Places – Achieving quality residential environments”, additional parking should be provided;
- the planners had stated that the demolition and addition of new dwellings for the application was exempt from the Area of Townscape Character guidelines because it was currently only a ‘draft’, but he had provided details of seven planning applications in recent years within the ATC boundary which had all been asked to apply to that guidance, and queried why the current application was being treated differently;
- it would set a bad precedent for the area if it was allowed to go ahead;
- he requested that the Conservation officer’s views were made public;
- there was room within the red line to make parking available if the developer did not overdevelop it;
- requested that the DFI Roads did not base their decision on a flawed parking survey; and
- he welcomed consultation with the applicant and architect to develop a good scheme.

The Chairperson then welcomed Mr. L. Bannon, applicant, to the meeting. He advised the Members that:

- he had reduced the application from five apartments to four;
- he felt the design was in keeping with, and sympathetic to, the area;
- the application would remove the unsightly side return to better match the character of the area;
- there would be no change to the elevations on Glandore and the street scene would be unaffected;
- a number of neighbouring properties had made alterations to their rear returns, including the adjoining no. 25 Glandore, which had an unsympathetic flat roof and a dormer added;
- at the last meeting he had mistakenly said that the apartments would be for couples but that they would in fact be two x two person apartments and two one person apartments; and
- that the location was suitable for four apartments, given its highly accessible location in terms of public transport and with the new Glider route.

In response to a Member’s question, Mr. Bannon confirmed that he would be content to re-engage with the neighbours in respect of the application if the Members felt that it was necessary.

In response to a further Member’s query as to whether there could be parking provision within the site, Mr. Bannon explained that DFI Roads had advised that car parking was not necessary but that he would be willing to ask his planning consultant and architect to re-engage with those who had concerns.

The Divisional Solicitor advised the Committee that, while it might be possible to amend a few elements of the application through amended drawings, it should be mindful that it was

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

unlikely that all the issues which had been raised by objectors could be addressed through further consultation in reaching resolution and that it would likely require a new application.

Moved by Councillor Maskey
Seconded by Councillor O'Hara and

Resolved – that the Committee agrees to defer consideration of the application to enable further engagement to take place between the applicant and the objectors.

**LA04/2019/2279/F - Demolition of existing buildings
on site and erection of 29 no. apartments across 4 buildings
(4 no. apartments in Block No. 1, 8 no. apartments in Block 2,
8 no. apartments in Block 3 and 9 no. apartments in Block 4)
with associated landscaping and car parking at Blocks 4, 5
and 6 Clonaver Drive**

The Committee was presented with the details of the application.

The Senior Planning officer advised that the site was undesignated whiteland within the BUAP and dBMAP. He outlined the key issues which had been considered during the assessment, which included the principle of residential use at the location; scale, massing and design/ impact on character of the area; access and parking; amenity space provision and landscaping; impact on residential amenity; impact on existing trees and proposed landscaping; natural environment; contaminated land; flooding, drainage and sewage infrastructure.

He advised the Committee that the principle of residential development at the location was acceptable given the previous use and surrounding context and that it was considered that the proposed development was generally respectful of the context and character of the locality. Furthermore, it was considered that the pattern of development was generally in keeping with the overall character and environmental quality of the established residential area. He explained that, while the proposed development represented a higher density than that typically found in the surrounding area, it was adjacent to and would replace an existing higher density development.

The Members were advised that adequate provision had been made for private and public open space within the development, in accordance with Creating Places. The proposal included the removal of 14 trees and a group of scrub vegetation and, following consultation with the Tree and Landscaping officer, it was considered that the proposed landscaping helped to soften the visual impact of the proposed development and assisted in its integration with the surrounding area.

The Senior Planning officer reported that the development included 31 in curtilage parking spaces and DFI Roads had no objection subject to conditions.

He outlined that, following consultation with the relevant bodies, there were no concerns raised in relation to flooding, drainage, sewage, contamination or ecology, subject to appropriate conditions.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Chairperson welcomed Ms. R. Nicholl, agent, to the meeting. She advised the Members that:

- the site was not located within an Area of Townscape Character;
- it comprised underutilised brownfield land which had lain vacant for many years. It was currently occupied by three 1960s apartment blocks which had become an eyesore and, over recent years, had attracted anti-social behaviour;
- the scheme had been significantly reduced and re-designed since the initial proposal of 40 apartments submitted to Council in September 2019;
- 10 letters of objection and 6 letters of support had been received from different households and, since the reduced and amended final proposal was submitted in August, there had only been 1 objection and 1 letter of support from a previous objector to the scheme;
- in respect of drainage, DfI Rivers had no objection;
- in respect of trees and landscaping, it was proposed that all soft landscaping would be managed and maintained by a Management Company following construction of the scheme. The Council's Tree and Landscape Team had no objection;
- in respect of parking, 31 in curtilage car parking spaces would be provided, which equated to 1 per apartment plus two additional visitor spaces within the site. There were a further 55 on-street parking spaces along Clonaver Drive and DFI Roads had no objections; and
- the scheme represented a significant investment of approximately £7.5million from the private sector and would help to create 50 local construction jobs.

A Member stated that he had some concerns regarding the balconies, in respect of overlooking, and also requested some additional information in respect of the bicycle parking facilities.

Mr. T. Stokes, agent, advised the Committee that the scheme had been sympathetically designed to respect the character of the area. He explained that the balconies included screening and that the site sat below road level, with the blocks around 20 metres from any existing properties.

In respect of bicycle parking, Mr. A. Beckett, Project Architect, confirmed that Sheffield bicycle stands would be provided within the parking areas, with additional coverage. A Member asked whether CCTV or other security measures could be installed to provide a more secure environment for residents to store bicycles. Mr. Beckett advised that they were not at the security specification stage yet but that they could consider that in discussion with the management company at a later stage.

A further Member commended the applicant and developer on the aesthetically pleasing design, which would be a welcome improvement for the area.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Committee granted approval to the application, subject to conditions and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

LA04/2021/0165/F - Demolition of existing buildings, erection of replacement discount supermarket, car parking, vegetated retaining wall, landscaping, amended access, alterations to Shore Road, and associated site works at 176-178 Shore Road (HSS Hire) and 194-196 Shore Road (Lidl)

The Senior Planning officer presented the key aspects of the application to the Committee.

He outlined the key issues which had been considered during the assessment of the proposal, which included:

- the principle of a major foodstore at the location;
- the economic impact of the proposal;
- design and layout considerations;
- impact on amenity / character of the area;
- impact on transport and other infrastructure;
- impact on natural environment;
- impact on flooding and drainage; and
- developer contributions

He advised the Committee that the Local Development Plan team had reviewed the supporting information and had no objections to the proposal on the basis that the existing store would be replaced. They were satisfied that the proposal met the sequential test, would not prejudice protected centres, or result in an unacceptable cumulative impact. He added that conditions were necessary to allow the Council to retain control of the nature of retailing at the location.

The Members were advised that the design and layout of the development was acceptable and adequately respected the existing context in terms of building locations and set-backs. The Senior Planning officer explained that the landscaped areas would positively contribute to local townscape and assist in mitigating the visual impact of hard-surfacing of the site.

He reported that the retaining wall would be screened by vegetation which would mitigate the visual impacts of the structure. He clarified that a condition was necessary to verify that the structural engineering solution had been completed to an appropriate standard by a suitably qualified structural engineer in order to protect public safety and amenity.

The Committee's attention was drawn to the Late items pack, where Environmental Health and NI Water had since responded with no objections subject to conditions and/or informatives. The Senior Planning officer advised that the responses could be viewed on the Planning Portal. He explained that Conditions 2 and 3 within the Case officer's report were therefore superseded by the conditions listed on the Environmental Health response, apart

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

from the operating and delivery hours which would remain as stated in the report at 9.58 to further mitigate potential noise impacts.

The Committee was advised that it was considered that the proposal would not result in any detriment to amenity of existing properties adjacent to the site. He reported that the building would be located a sufficient distance from neighbouring buildings to prevent dominance and overshadowing. The Members were advised that noise impacts would also be mitigated through the siting of the building which would screen traffic noise from the parking area to neighbouring properties to the north, and separation distances to properties opposite the site.

The Committee was advised that DFI Roads had been consulted and it was satisfied with the parking and access arrangements.

He explained that the Council's Economic Development Unit had identified the need for a Developer Contribution towards Employability and Skills in relation to the construction phase of the development, which would be secured through a Section 76 planning agreement.

He advised the Committee that no other consultees had any objections to the application in relation to technical, amenity, or other issues and that no third party objections had been received.

The Chairperson welcomed Mr. D. Monaghan, agent, to the meeting. He advised the Committee that:

- the scheme represented an investment of over £4million;
- it would support 35 jobs, 13 of which would be new jobs at the site;
- it would significantly enhanced the appearance of the site; and
- it would create a much improved shopping experience for customers.

A Member requested information pertaining to the number of car parking spaces on site and how the application would encourage access by more active and sustainable modes of transport.

In response, Mr. Monaghan advised that 134 car parking spaces would be provided, which was lower than Lidl's usual store car parks. He advised that that was because the site was on an arterial route, with a bus stop adjacent to it and a pedestrian crossing across the Shore Road right at the access to the site. The Members were also advised that there would be 10 bicycle spaces at the front door of the store. In response to a follow up question, Mr. Monaghan confirmed to the Committee that it represented an increase of 60 car parking spaces on site.

A number of Members expressed concern with the current traffic levels in the area and with the consultation response from DFI Roads. Mr Monaghan confirmed that a traffic assessment had been carried out which showed that the proposed access would operate within capacity and would not have an adverse impact on any junctions in the area. He explained that both DFI Roads and Translink had confirmed that they were content with the proposal.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Chairperson put the officer's recommendation to approve the application, subject to conditions and a Section 76 Planning Agreement, with delegated authority given to the Director to secure the employability and skills Developer Contribution and to finalise the wording of conditions and to enter into a Section 76 Planning Agreement to the Committee.

On a vote, twelve Members voted for the recommendation, and two no votes, and it was declared carried.

(Councillor Whyte left the meeting at this point in proceedings)

(The Committee adjourned for a ten minute recess at this point in proceedings)

LA04/2021/1119/F - Change of use from industrial storage units to waste metal recycling facility for export with offices, in curtilage parking and turning and associated works at 58 Duncrue Street

The Planning Manager presented the key aspects of the application to the Committee.

He advised that the site was unzoned land within the development limit of Belfast in the BUAP and Belfast Harbour Local Area Plan 1990-2005 and was zoned as an existing employment area within the Belfast Harbour Area (BHA 06) in Draft BMAP 2015.

The key issues which had been considered during the assessment of the application included the acceptability of the proposed use at the location; access, parking and traffic management; and environmental considerations such as drainage, contamination and noise.

He outlined that a final consultation was awaited from the NIEA Water Management Unit. However, the applicant had clarified that the proposed site drainage would discharge to NI Water Infrastructure, which was currently the case, and NI Water had no objection to the drainage arrangements given that the existing premises already connected to NI Water infrastructure. All other consultees had no objection to the proposed development subject to conditions. The Members were advised that no third party objections had been received.

The Committee granted approval to the application subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions and subject to no substantive issues being raised by the NIEA Water Management Unit.

LA04/2021/0493/F - Demolition of existing buildings and erection of social-led, mixed tenure residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation and associated works at Former Park Avenue Hotel, 158 Holywood Road

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Senior Planning officer presented the details of the application to the Committee which he advised followed a lengthy Pre-Application Discussion (PAD) process with officers.

The key issues which had been considered during the assessment of the proposal included:

- the principle of the proposed use at this location;
- layout, scale, form, massing and design;
- impact on built heritage;
- impact on amenity;
- impact on transport and associated infrastructure;
- flooding and drainage impacts;
- impact on natural heritage assets;
- contamination and remediation of the site; and
- developer contributions.

The surrounding area was predominantly residential, comprising typical two storey terraced dwellings to the west, north, and opposite the site on the Holywood Road. He outlined that retail and office units were located along the frontages of the Holywood Road and the Belmont Road. The Strand cinema building was located opposite the site and there was also a B2 listed building opposite the site, currently in use as the Ulster Unionist headquarters.

The Members were advised that the site was located next to existing housing and that the principle of residential use was acceptable at the location subject to detailed considerations as set out in regional policies.

In relation to the demolition of the existing buildings, the site was not located in a Conservation Area or an Area of Townscape Character, and the buildings were not listed or of any historic interest or architectural merit. Demolition was therefore not subject to planning control.

The Committee was advised that the affordable housing scheme would help address an identified affordable housing need in the area and that the NI Housing Executive had advised that it supported mixed tenure development as it was an important way to create cohesive, sustainable, and balanced communities and that there was social housing need in the Housing Need Area (HNA).

The Senior Planning officer explained that the layout complied with supplementary guidance in terms of separation distances between proposed and neighbouring existing buildings. It also provided adequate amenity space equating to approximately 28 square metres per unit, which was above the minimum standard.

He advised the Committee that the dwellings on Sefton Drive would have rear garden amenity areas ranging from 50 square metres to 80 square metres. The dwelling unit sizes for prospective occupiers complied with PPS7 and the proposal would not adversely impact on the amenity of existing residents. He added that the design, scale and massing of the proposed buildings were considered acceptable within the local context and would not adversely impact character.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Committee was advised that Historic Environment Division had recommended that further design revisions be incorporated to safeguard the impacts of key views to historic assets, namely distance views to the H&W cranes (Scheduled Monuments) and the listed building opposite the site at the corner of Belmont Road. The revisions included suggested additional setbacks and correction/clarification of drawing details. The Senior Planning officer explained that officers had explored the concerns, however, the set back space requested would render the related residential units unviable in terms of space standards for social housing. It was considered that the visual impact of the aspects of the proposal would not be significant and would not result in adverse impacts on listed assets, taking account of separation distances and the existing built form and design of neighbouring sites.

The Members were advised that there were a number of trees on the site, some of which were subject to a Tree Preservation Order (TPO). The Senior Planning officer advised that approximately 22 trees (13 TPO) would be removed, with approximately 70 replacement trees provided, with further shrub and amenity planting also included. He confirmed that the majority of existing visually significant trees along the Hollywood Road site frontage and a significant tree within the site would be retained.

He advised the Committee that the replacement planting and need for social housing were considered to outweigh the trees to be removed and objections from the Tree Officer.

He reported that DFI Roads had been consulted and was satisfied that sufficient vehicle and bicycle parking was proposed, the access arrangements were adequate, and that the proposal would not result in a significant impact on traffic or road safety. The proposal included 56 parking spaces and dedicated internal cycle parking within an ancillary building. The Committee was advised that 11 spaces would be provided on Sefton Drive to serve the 11 proposed terrace houses and 45 spaces would be provided for the apartments.

While the parking equated to 0.6 parking spaces per unit, which was less than standard, DFI Roads had paid regard to the fact that the proposal was an affordable housing scheme and that the applicant's evidence that car ownership for the type of housing proposed was less than the usual standard. Regard had also been given to the applicant's proposed green travel measures to encourage a model shift.

The Committee was advised that 75 objections had been received from the public, the details of which were summarised at paragraph 9.39 of the Case officer's report. He explained that 4 objections were received since the last re-advertisement and re-notification process.

The Chairperson welcomed Mr. P. Stinson, agent, and Mr. J. Anderson, Choice Housing, to the meeting. Mr. Stinson advised the Committee that:

- the application would deliver much needed social housing for the area. In March 2020 there were 934 applicants in the Housing Need Area, 522 of which were in housing stress;
- Choice Housing wanted to deliver a signature development at the site, including on site management through a concierge service and a tenant hub building to help foster a sense of community for residents;

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

- it was one of the first proposals to engage in digital consultation following the onset of the pandemic. Four separate webinars had been held in May 2020, with over 100 people in attendance and the recording viewed over 200 times. The project website was also visited on over 5000 occasions during the consultation period and they had issued a project update leaflet prior to submission of the planning application;
- the application submission followed an extensive process of engagement with planning officers through a 12 month pre application process;
- the process resulted in a significant reduction in building heights and a reduction of 20 units;
- much thought has gone into the detailing of the individual buildings and the elevations, providing design features which bring visual interest to the elevations for the site which was located at an important nodal point at the junction of Holywood Road, Belmont Road and Pims Avenue;
- the design had secured a central area of open space that was at the heart of the development and accessible to residents;
- the loss of trees was compensated by the provision of a significant amount of new trees and vegetation that reflected the layout and design of the buildings. It would transform the site from the current hotel use with its extensive areas of hard standing;
- the site was on an extremely accessible location on an arterial route with excellent amenities within walking distance and public transport links;
- secure bicycle parking would be incorporated within the site;
- the development was also supported by green travel measures, including travel cards; and
- the development would provide a number of improvements for the surrounding road network with enhanced footway provision around the site, a reduction in the number of existing vehicular access points and an improvement to the access into and out of Sefton Drive.

Mr. Anderson stated that:

- the scheme would be a new signature project for Choice Housing Association;
- the high level of housing need drove their involvement in the much needed project; and
- the scheme was a long term investment for Choice HA, not only financially but also in terms of creating a high quality place for their tenants for the long term.

A Member stated that some residents were concerned about disruption as the development progressed.

Mr. Stinson advised that Choice Housing required the appointed contractor to be registered with the Considerate Constructors scheme, which was a not for profit organisation designed to raise standards in the construction industry. It required caring about the appearance of the site, respecting and engaging with the community, protecting the environment and caring about safety as well as valuing their own workforce. He also

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

confirmed that the service management plan included arrangements as to how construction traffic would come and go from the site in order to minimise disruption.

A further Member requested information on the rationale for the loss of mature trees, particularly those which were protected by TPOs. Mr. Stinson advised that they had had to balance the correct placement of the buildings along the road together with retaining as many trees as possible. He explained that the amount of hardstanding on the former hotel site had created issues in that regard. He confirmed that an ongoing maintenance plan would ensure that the new trees grew and become part of the value of the site and that the existing trees were appropriately maintained into the future.

A further Member requested information on various aspects of the design, particularly the curved design of Block 2 being overly dominant, the impact of the scheme on the Listed Building and apartments being out of character for the Sefton Drive area.

Mr. Stinson advised the Committee that the design of the curved building had been drawn from the surrounding buildings at such a key nodal point. He explained that the Pims Avenue side of the Strand was devoid of any elevational treatment and they felt that it was a positive addition to the area in townscape terms. He added that HED had acknowledged that there was an increase in one floor from the Listed Building but that with residential floor plates it was much reduced from what the previous proposals were and that it also recognised the separation distance between the Listed Building and the proposal and the fact that it was a bustling junction and that helped mitigate the impression of the new building with those around it. HED considered it highly unlikely that it would have an adverse impact.

In relation to the curved elements at the end of the Sefton Drive townhouses, Mr. Stinson explained that while it was slightly different to what existed currently, it was a modern response to harmonise the character of the area and helped to bookend the end of the terrace.

Mr. B. McKervey, Historic Environment Division (HED), was welcomed to the meeting. He advised the Committee that the position of HED was broadly supportive of the scheme and that the most recent iteration framed the Harland and Wolff cranes very effectively. He added that he felt that the curved design was entirely appropriate for the location and, although the proposal in front of the Committee was taller than the Listed Building at 2-4 Belmont Road, it did not mean that it was inappropriate.

In response to a Member's query regarding travel cards, Mr. Stinson advised the Committee that they were still in discussions the planning officers in relation to the duration of the travel cards as it would depend on viability. He advised the Members that there were significant cost implications for connecting the scheme to NI water infrastructure, the amendments and improvements which were required at the junction at Sefton Drive, as well as the well documented increase in construction costs.

A Member stated that the Tree Officer had objected to the removal of certain trees with TPOs and asked for clarity in relation to how officers determined when the removal of such trees was acceptable. The Director of Planning of Building Control confirmed that TPOs were there to protect trees but not at the cost of any other circumstances. She outlined that officers had to consider all material considerations, and that where the removal of some TPOs

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

was proposed, and a suitable replacement programme included within a scheme, a balance had to be struck.

After discussion, the Committee granted approval to the application subject to conditions, with delegated authority given to the Director of Planning and Building Control to finalise conditions and a Section 76 planning agreement, subject to the satisfactory resolution of outstanding issues, including:

- the receipt and assessment of information from the applicant to inform the potential requirement for Employability and Skills Developer Contributions; and
- finalising the conditions and Section 76 Planning Agreement, including the viability of the scheme in relation to the provision of travel cards.

LA04/2020/1943/F - Residential conversion of the existing listed warehouses to form 57 (1 to 3 bed units) including 60% social and affordable to include a minimum of 20% social housing at 3-19 (Former Warehouse) Rydalmere Street

The Senior Planning officer outlined the details of the application to the Committee.

She explained the main issues which had been considered in the assessment of the case, including:

- the principle of housing at the location;
- the impact on Built Heritage and Archaeological interests;
- the design and layout of the proposal;
- transportation;
- the impact on amenity of nearby residents and businesses;
- waste management;
- drainage and flood risk;
- the consideration of Developer Contributions

The Members were advised that the site was located within the development limit of Belfast in the BUAP 2001 and Draft BMAP 2015 (dBMAP, both versions) and it was un-zoned, white land in both versions of dBMAP.

The Senior Planning officer advised that the site was located within a draft Area of Townscape Character (BT041 Donegall Road (Village)). As the site was within the development limit, and taking into account the site context and that the proposal would bring the Listed Buildings back into viable use, the principle of housing at the site was considered acceptable subject to consideration of other regional planning policies.

The Committee was advised that DfC HED, DAERA NIEA, Northern Ireland Housing Executive and NI Water had no objections to the proposal subject to conditions. DfI Roads had concerns regarding road safety and traffic progression as a result of insufficient parking. However, it had also provided conditions and informatives should the Council view that the development was acceptable.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

She explained that the concerns raised by DfI Roads about insufficient parking, traffic progression and road safety should be balanced against the characteristics of the site, its sustainable location and the significant benefits of the scheme, notably that it would bring the important listed buildings back into viable use, deliver much needed affordable housing and that it would have regeneration benefits for the area.

She outlined that 29 representations had been received, the majority of which were received prior to the change in proposed tenure of the development to affordable housing. However, she drew the Members' attention to some recent objections and letters of support within the report.

The Committee granted approval to the application, subject to conditions and a Section 76 Planning Agreement, with delegated authority given to the Director of Planning and Building Control to finalise these. The Committee noted that before a decision was made, in view of the objection from DFI Roads and the position of NI Water, the Department for Infrastructure would need to be notified of the application and would decide whether to call it in and determine it itself.

**LA04/2021/1520/F - Change of use from 2 x first floor offices
to an after-school care facility at Belfast Media Group,
Teach Basil 2 Hannahstown Hill**

(Councillor Carson (Chairperson), having declared an interest in the item, left the meeting and did not participate in the discussion or vote)

(Councillor Hanvey, Deputy Chairperson, in the Chair)

The Principal Planning officer outlined the details of the application to the Committee.

She explained that the issues which had been considered during the assessment of the application included the principle of development and the impact of the proposal with regard to the treatment of wastewater

The Members were advised that the proposal was contrary to development plan zoning of Draft BMAP as a 'major area of existing employment / industry' and the BUAP 2001 as 'Area of Industry and Commerce. Whilst the proposed use was contrary to policy, she advised the Members that it was considered that the scale of the proposed change of use, relative to the scale of the zoning, would not adversely impact the employment zoning in the longer term, having regard to the development plan, Policy PED7 of PPS4 and the SPPS, providing it was granted for a temporary 3 year period. She explained that that would allow the operators an opportunity to find alternative accommodation.

The Committee was advised that Northern Ireland Water had recommended refusal of the proposal on the basis that the public sewer system could not presently serve the development proposal without significant risk of environmental harm and public dis-amenity, including pollution, flooding and detrimental impact on existing properties. The Senior Planning officer outlined, however, that NI Water had not provided any detailed evidence to support its objection.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

She reported that officers were of the view that the scale of the change of use would have no greater impact on the sewer network than the existing lawful use of the building as newspaper offices and thus would not result in a significant impact. The offices and printing presses had a lawful use on the site that could accommodate 120 staff. She advised that the current proposal would accommodate 20 existing staff, 30 children and 6 creche staff, totaling 56 persons. The scheme therefore constituted a net reduction of 64 people on site. She explained that it was difficult, therefore, to conclude on the basis of the evidence that the use proposed of itself would result in a greater or significant impact to the sewer network.

(Councillor O'Hara left the meeting at this point in proceedings)

A number of Members stated that they had concerns regarding the response from NI Water and that they would suggest a deferral to receive information from that organisation.

In response to a Member's query regarding the objection from NI Water, the Principal Planning officer explained that they had requested evidence from NI Water but that they had not received any. She explained that, in the absence of any evidence from NI Water, the presumption was in favour of development.

The Planning Manager added that, in the officers' view, there were no planning grounds on which to refuse the application and he strongly advised the Members not to defer and instead suggested a separate briefing on the wider issue of the reason behind NI Waters objection.

The Director of Planning and Building Control suggested that a briefing could be organised in respect of NI Water's objections to smaller applications and the cumulative impact of them. She drew the Members' attention to paragraph 9.4 of the Case officer's report which referenced conversations which had taken place on the capacity which NI Water had made allowances for.

Further Members stated that they did not feel that deferral of the application was appropriate based on the officers' advice. A Member suggested inviting NI Water and Living with Water to present the wider infrastructure issues to the Committee at a future date. He added that desktop exercises for statutory consultation responses were not good enough.

Proposal

Moved by Councillor Collins
Seconded by Councillor Groogan

That the Committee agrees to defer consideration of the application in order to request information from NI Water in respect of what occupancy rate they feel is acceptable on the site.

On a vote, two Members voted for the proposal and nine against and it was declared lost.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

Proposal

Moved by Councillor Garrett
Seconded by Councillor Brooks,

That the Committee grants approval to the application, subject to conditions, for a temporary period of 3 years, with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions; and

agrees that NI Water and Living with Water be invited to present the wider infrastructure issues to the Committee at a future date, at a Workshop.

On a vote, ten Members voted for the proposal, with none against and one no vote, and it was declared carried.

**LA04/2020/2506/F - Application to vary condition 9
LA04/2018/1415/F relating to odour abatement measures
at Former Ballynafeigh Police Station, 332 Ormeau Road**

(Councillor McMullan left the meeting at this point in proceedings)

The Committee was advised that the application was before the Committee as it related to the varying of a condition of a Major development.

The Planning Manager outlined that the amended wording of condition 9 sought to amend the trigger point for when the odour abatement details were submitted for approval. This was necessary as Blocks A and B had already been constructed. The ground floor commercial units were still to be occupied.

Following the submission of amended and updated information, BCC Environmental Health had considered the technical information and had no objections to the proposed variation.

The Committee granted approval to the application, subject to conditions and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

**LA04/2021/1586/A - Temporary mesh banner signage
(19.1m x 9.84m) on former Belfast Telegraph Printworks,
124-132 Royal Avenue**

The Committee was provided with the detail of the application for a temporary mesh banner sign (19.1M X 9.84m) for a period of 24 months.

A Member raised concerns that this was the second time that the application had been in front of the Committee for a time extension. She asked the officers to clarify why they felt it was appropriate to extend the permission once again.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

The Principal Planning officer outlined that, whilst the sign was contrary to Planning Policy (PPS17 Outdoor Advertisements), it was considered that granting consent for an extended period of 18 months would be acceptable in the particular circumstances. The commercial property market had slowed and there had been little activity in the city centre due to the Covid Pandemic. The locality was going through a period of transition with the construction of the university campus and the aim of the application was to secure a tenant and funding package to enable the commencement of development of the site.

Moved by Councillor Groogan
Seconded by Councillor Collins and

Resolved – That the Committee refuses the application as the proposed signage is contrary to the policy requirements of SPPS 6.12, BH11 of PPS6 and Planning Policy (PPS17 Outdoor Advertisements).

LA04/2019/2938/F - Lighting , including street lighting, lit & branded location 'Beacon' as well as associated electrical control pillars on Lands within the Glencairn park adjacent to Forthriver Road & Glencairn Road

The Committee noted the details of the application for an environmental improvement scheme within Glencairn park. The site was designated as lands reserved for landscape, amenity or recreation use in the BUAP and as existing open space within both versions of dBMAP. The proposals would complement and improve the area and comply with the relevant policy and area designations.

It noted that, following the submission of a bat survey, NIEA had offered no objection to the proposal subject to conditions. Environmental Health was content with the proposal. DFI Roads had been consulted and, following amendments, was content with the proposal. No letters of representation had been received for the application.

The Committee granted approval to the application, subject to conditions and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

(Councillor Brooks left the meeting at this point in proceedings)

Restricted Items

The information contained in the reports associated with the following two items is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Update on Replacement Planning Portal project

The Planning Manager provided the Committee with an update on progress in the design, configuration and implementation of the new regional Planning IT System which would be shared by Belfast City Council, 9 other councils and the Department for Infrastructure.

**Meeting of Planning Committee,
Thursday, 21st October, 2021**

He outlined that a similar report would be considered by the Strategic Policy and Resources Committee the following day.

The Committee noted the contents of the report.

Amendment to Standing Orders and Operating Protocol

The Divisional Solicitor informed the Committee that Council officers had been made aware of a recent judicial review of a planning decision which had been taken by another council. Whilst the Judgement had yet to be formally published, it was felt that it should be brought to the attention of Members, as the judge had made a number of findings which would impact upon decisions taken by the Committee for this and future meetings.

She confirmed that a report would, on 22nd October, be presented to the Strategic Policy and Resources Committee seeking approval, firstly, to suspend those parts of the Operating Protocols for the Licensing and Planning Committee which prohibited Members from taking part whilst a decision was being made, insofar as it related to non-attendance, and, secondly, to delete/replace those Standing Orders relating to the call-in of decisions taken by the Licensing and Planning Committees.

She pointed out that officers were engaging with their counterparts in the Department for Communities to explore how the issues identified by the Judgement could be resolved and that a further report would be presented to the Committee in due course.

Accordingly, she recommended that the Committee:

- i. note the information which had been provided;
- ii. note that the call-in process would apply to decisions taken by the Committee from this meeting onwards; and
- iii. agree that it was a matter for Members to decide whether to take part whilst a decision was being made, if they had not attended a previous meeting where the application had been discussed, notwithstanding the provisions of the Operating Protocol.

The Committee adopted the recommendations.

Chairperson

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Subject:	Schedule of Meetings 2022
Date:	16th November, 2021
Reporting Officer:	Louise McLornan, Democratic Services Officer. Ext. 6077
Contact Officer:	Louise McLornan, Democratic Services Officer. Ext. 6077

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
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
	To advise the Committee of the dates and times of the meetings of the Planning Committee between January and December, 2022.
2.0	Recommendations
	The Committee is requested to approve the schedule of meetings as outlined.
3.0	Main report
3.1	<u>Key Issues</u> The monthly meeting of the Planning Committee is normally held at 5.00 p.m. on the 3rd Tuesday of each month.

3.2	<p>However, due to holiday periods and the timing of the monthly Council meetings and, in order to assist with the decision-making process, it has been necessary on occasions to move some of the meetings.</p>
3.3	<p>Accordingly, the following dates have been identified for meetings of the Planning Committee for the period from January to December, 2022:</p> <ul style="list-style-type: none"> • Tuesday, 18th January; • Thursday, 20th January (for Workshop); • Tuesday, 15th February; • Thursday, 17th February (for Workshop); • Tuesday, 15th March; • Tuesday, 29th March (for Workshop) • Tuesday, 12th April; • Thursday, 14th April (for Workshop); • Tuesday, 17th May; • Thursday, 19th May (for Workshop); • Tuesday, 14th June; • Thursday, 16th June (for Workshop); • <i>No meetings in July (recess)</i> • Tuesday, 16th August; • Thursday, 18th August (for Workshop); • Tuesday, 20th September; • Thursday, 22nd September (for Workshop); • Tuesday, 18th October; • Thursday, 20th October (for Workshop); • Tuesday, 15th November; • Thursday, 17th November (for Workshop); • Tuesday, 13th December; and • Thursday, 15th December (if required).
	<p>All meetings to commence at 5.00 p.m.</p>
3.4	<p><u>Financial & Resource Implications</u> None associated with this report.</p>
3.5	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report.</p>

4.0	Appendices – Documents Attached None associated with this report.
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PLANNING COMMITTEE – 16 NOVEMBER 2021

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO 1 PAC REF: 2021/A0114

PLANNING REF: LA04/2020/0932/F

APPLICANT: Richard Murphy

LOCATION: 27 Viewpoint Park, Belfast

PROPOSAL: Detached infill dwelling

PROCEDURE:

ITEM NO 2 PAC REF: 2021/A0131

PLANNING REF: LA04/2019/1540/F

APPLICANT: Dargan Road Biogas Ltd

LOCATION: Lands to the NW of existing Belfast City Council Waste Transfer Station, 2A Dargan Road, Belfast

PROPOSAL: Centralised Anaerobic Digestion (CAD) plant to include a bunding tank farm, (6 No digester tanks, 2 No bugger tanks, 1 No storage tank and associated pump rooms), biogas holder, biogas conditioning system, temperature control system, waste-water treatment plant (WWTP), motor circuit control room building, hot/cold water recovery system, feedstock reception and digestate treatment building, product storage building, odour control system and associated tanks, emergency gas flare, back-up boiler, administration/office building, car parking, 3 No weighbridges, fire water tank and pump house, pipelines to existing combined heat and power (CHP) plant engines road infrastructure and ancillary plant/site works. (Further Environmental Information - addendum to Environmental Statement).

PROCEDURE:

PLANNING COMMITTEE – 16 NOVEMBER 2021

APPEALS NOTIFIED (CONTINUED)

ITEM NO 3 PAC REF: 2021/A0132

PLANNING REF: LA04/2020/0793/F

APPLICANT: Mrs Thelfa Ahmad

LOCATION: 239-241 Upper Newtownards Road, Belfast

PROPOSAL: Alteration to internal layout on first floor to provide a 2 bedroom apartment. Alteration of internal layout on second floor to provide a one bedroom apartment

PROCEDURE:

ITEM NO 4 PAC REF: 2021/E0049

PLANNING REF: LA04/2019/0985/CA

APPLICANT: Mr Harry Gannon

LOCATION: 76 Bloomfield Avenue, Belfast, BT5 5AE

PROPOSAL: Alleged unauthorised change of use from residential dwelling to House in Multiple Occupancy (HMO)

PROCEDURE:

PLANNING COMMITTEE – 16 NOVEMBER 2021

APPEAL DECISIONS NOTIFIED

ITEM NO 1 PAC REF: 2019/A0220

PLANNING REF: LA04/2019/0923/F

RESULT OF APPEAL: DISMISSED

APPLICANT: Ms Carole Wray

LOCATION: 14 Antrim Road, Newtownabbey

PROPOSAL: Demolition of existing dwelling and the construction of 10 houses and apartments

PLANNING COMMITTEE – 16 NOVEMBER 2021

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO 2 PAC REF: 2020/A0118
PLANNING REF: LA04/2019/2493/F
RESULT OF APPEAL: ALLOWED
APPLICANT: Mrs Paula Taylor
LOCATION: 94 Shaws Road, Belfast, BT11 9PR
PROPOSAL: Appeal against conditions 2 and 3 of planning approval LA04/2019/2943/F for fence and gates

ITEM NO 3 PAC REF: 2019/E0047
PLANNING REF: LA04/2019/1971/LDE
RESULT OF APPEAL: DISMISSED
APPLICANT: Ms Carole Wray
LOCATION: 34 Lucerne Parade, Belfast
PROPOSAL: House in Multiple Occupancy (HMO)

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Decisions issued between 13 October and 8 November 2021 - No 163

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0548/F	LOCDEV	Lands including footpaths and shop fronts at 324 to 344 and 383 to 419 Donegall Road Belfast	Environmental Improvement Public Realm Scheme consisting of new landscaping works including feature paving, guard railings, ramps to shop fronts. Shop front improvements will include installation of new or refurbishment of existing shopfront roller shutters, renewal of shopfront wall dressings, rainwater goods.	PERMISSION GRANTED
LA04/2020/0960/F	LOCDEV	Glendale Carpets Martins Yard. 11 Kennedy Way Belfast BT11 9AP.	Demolition of fire-destroyed retail showroom and storage buildings. Erection of replacement retail showroom building (use class A1) with ancillary storage and office. New parking arrangements (amended site plan and amended land ownership certificate)	PERMISSION GRANTED
LA04/2020/1222/O	LOCDEV	Lands including and to the rear of No. 43 Finaghy Park Central Belfast BT10 OHP.	One and a half storey dwelling & garage, amended access and associated siteworks.	PERMISSION GRANTED
LA04/2020/1336/F	LOCDEV	1 Stockman's Way Belfast BT9 7ET	5 Storey building providing 8 no. apartments and associated site works (amended plans - reduced height).	PERMISSION GRANTED
LA04/2020/1342/F	LOCDEV	167-177 Oldpark Road Belfast BT14 6QP	Demolition of existing bar and construction of 12no 2 bed apartments in a 3 storey block	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2191/F	LOCDEV	527-531 Lisburn Road and 2-4 Ferndale Street Malone Lower Belfast BT9 7GQ	Erection of a 2-storey storage unit	PERMISSION GRANTED
LA04/2020/2202/LDE	LOCDEV	90 Cromwell Road Belfast BT7 1JY	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/2300/F	LOCDEV	8 Stranmillis Street Malone Lower Belfast BT9 5FE.	Change of use from HMO to short term let accommodation including ground floor and second floor rear extension and associated works	PERMISSION GRANTED
LA04/2020/2312/F	LOCDEV	8 Kirklowe Drive Ballyfinaghy Belfast BT10 OLP.	Change of use from dwelling to short term holiday rental accommodation for up to 5 persons (retrospective)	PERMISSION GRANTED
LA04/2020/2513/F	LOCDEV	Land immediately to the west of No. 39 Harberton Crescent Belfast.	Erection of 2 no. semi-detached dwellings with garden sheds and 2 no. detached dwellings, 1 no. with garage & 1 no. with garden shed (4no. units total) and associated siteworks - Revision to previous approval Z/2012/0645/RM	PERMISSION GRANTED
LA04/2020/2628/F	LOCDEV	14 Edenvale Crescent Belfast BT4 2BH	Demolition of existing conservatory and alterations to existing dwelling at 14 Edenvale Crescent and the erection of two apartments, new access and all associated works adjacent to No. 14 Edenvale Crescent.	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0030/F	LOCDEV	29 Casaeldona Park Belfast BT6 9RB	Retention of amendments to original approval LA04/2019/1522/F including changes to the roof form, finishing materials, window fenestration, and the introduction of access steps to the rear of the extension (amended drawing) (updated description)	PERMISSION GRANTED
LA04/2021/0056/F	LOCDEV	Stewartstown Road SW - Stewartstown Road Approx. 40m North East of Hillhead Avenue Entrance Belfast County Antrim. BT11 9JQ.	The installation of a 20m high HE Apollo Streetworks pole with 6 no antenna, 2no equipment cabinets & 1no electrical meter cabinet with ancillary equipment thereto.	PERMISSION GRANTED
LA04/2021/0159/F	LOCDEV	22 Ashley Park Dunmurry BT17 9EH.	Proposed development of 3 terraced dwellings and associated site works	PERMISSION REFUSED
LA04/2021/0252/DC	LOCDEV	218a Springfield Road Belfast BT12 7DR.	Discharge of condition no. 2 of LA04/2019/0557/F (odour abatement system)	CONDITION NOT DISCHARGED
LA04/2021/0381/DC	LOCDEV	3-9 (odds) Dunmurry Lane Belfast BT17 9AA	Discharge of condition no. 17 of LA04/2017/1784/F (boundary walls and landscaping plan)	CONDITION DISCHARGED
LA04/2021/0398/F	LOCDEV	2 Falcon Road Belfast.	Single storey side extension to existing store to serve retail use.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0461/LDE	LOCDEV	1 Cliftondene Crescent Belfast BT14 7PD.	External Additions and Alterations to Dwelling House.	PERMITTED DEVELOPMENT
LA04/2021/0476/F	LOCDEV	77 Rochester Avenue Belfast BT6 9JW	Proposed roofspace conversion with side and rear dormer. Single storey rear extension. (Amended Description) (Amended Plans)	PERMISSION GRANTED
LA04/2021/0569/F	LOCDEV	38 Haddington Gardens Ballymaconaghy Belfast BT6 0AN	Two storey side and rear extension, roof space conversion with dormer to rear and dropped kerbs to allow car parking to the side. (Amended Plans)	PERMISSION GRANTED
LA04/2021/0678/DC	LOCDEV	Lands west of Monagh By-Pass Belfast	Discharge of conditions nos 18 and 19 of planning approval LA04/2020/0804/f	CONDITION DISCHARGED
LA04/2021/0804/F	LOCDEV	Donegal Square West / Donegal Square South / Howard Street Junction Belfast BT1 6JS	The erection and installation of a 6m high cabinet based CCTV pole and associated services.	PERMISSION GRANTED
LA04/2021/0813/F	LOCDEV	3a Ashley Park Dunmurry BT17 9EH	Retrospective planning for erection of new garage, a new 900mm in height block wall along the south boundary, new 600mm and 1150mm in height block walls to the east and a new 1.8m high fence to the south- east boundary.) (Amended Description)	PERMISSION GRANTED
LA04/2021/0827/LDE	LOCDEV	26 Castlereagh Place Belfast BT5 4NN.	House in Multiple Occupancy (HMO)	APPLICATION REQUIRED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0864/F	LOCDEV	242 Springfield Road Belfast.	Change of use from retail unit to one bedroom apartment, changes to front elevation.	PERMISSION GRANTED
LA04/2021/0952/O	LOCDEV	88 Hawthornden Way Belfast BT4 3LA	Proposed two storey dwelling and detached garage with new access and associated site works	PERMISSION GRANTED
LA04/2021/0957/F	LOCDEV	1 Slievegoland Park Newtownabbey Belfast BT36 7PU	Single storey rear extension with elevation changes. Creation of raised terraces to the rear. (Amended description)	PERMISSION GRANTED
LA04/2021/1027/DC	LOCDEV	Queens University Students Union 77-79 University Road Belfast BT7 1NN.	Discharge of condition 27 LA04/2019/1019/F	CONDITION DISCHARGED
LA04/2021/1029/F	LOCDEV	5 Sealands Parade Belfast BT15 3NT.	2 storey rear extension. (amended plans)	PERMISSION GRANTED
LA04/2021/1048/F	LOCDEV	15 Lancefield Road Belfast. BT9 6LL.	Extension to rear of dwelling incorporating a first floor terrace.	PERMISSION GRANTED
LA04/2021/1052/DCA	LOCDEV	16 Cleaver Avenue Belfast BT9 5JA	Demolition of existing attached shed. Partial demolition of walls to accommodate alterations.	PERMISSION GRANTED
LA04/2021/1053/F	LOCDEV	16 Cleaver Avenue Belfast BT9 5JA	Internal reconfiguration with alterations to elevations. Replacement detached garden shed.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1066/F	LOCDEV	27 Fruithill Park Andersonstown Belfast BT11.	Single storey front extension. Two storey and single storey extension to rear. Rear dormer and Juliet Balcony to rear.	PERMISSION GRANTED
LA04/2021/1069/DCA	LOCDEV	15 Lancefield Road Belfast BT9 6LL	Demolition of ground floor rear wall, ground floor rear return and and internal demolition works	PERMISSION GRANTED
LA04/2021/1076/F	LOCDEV	222 Kings Road Tullycarnet Belfast BT5 7HX.	Single storey side extension, roofspace conversion with rear dormer and rooflights on front elevation. (Amended Description)	PERMISSION GRANTED
LA04/2021/1097/DC	LOCDEV	Wilton House 5-6 College Square North Belfast BT1 6AR	Discharge of condition no. 3 of LA04/2018/2034/LBC (Fire Safety Strategy and Method Statement)	CONDITION DISCHARGED
LA04/2021/1100/DC	LOCDEV	Wilton House 5-6 College Square North Belfast BT1 6AR	Discharge of condition no. 4 of LA04/2018/2097/F (detailsof the bicycle storage area)	CONDITION DISCHARGED
LA04/2021/1102/F	LOCDEV	144 Deramore Avenue Belfast BT7 3ET	Single storey extension to rear and canopy to the side	PERMISSION GRANTED
LA04/2021/1130/F	LOCDEV	1 Norwood Crescent Belfast BT4 2DZ	Single and two storey side and rear extension with access steps to rear	PERMISSION GRANTED
LA04/2021/1161/LDP	LOCDEV	4 Waterloo Park North Belfast. BT15 5HW	Proposed Single Storey Rear Extension to Satisfy Permitted Development Regulations.	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1166/DC	LOCDEV	Wilton House 5-6 College Square North Belfast	Discharge of condition no. 5 of LA04/2018/2034/LBC (condition survey)	CONDITION DISCHARGED
LA04/2021/1169/F	LOCDEV	54 Ulsterville Avenue Belfast BT9 7AQ	Replacement of existing monopitch roof on rear extension with new flat roof and new projecting bay window with roof light above. (Amended Plans) (Amended Description)	PERMISSION GRANTED
LA04/2021/1170/F	LOCDEV	39 Knightsbridge Park Belfast BT9 5EH	Retrospective planning permission for retaining wall built in back garden. Additional earth will be brought in to level garden removing slope at end of garden. New earth will then be planted with trees and hedges for privacy between property and adjoining properties at the back	PERMISSION GRANTED
LA04/2021/1190/F	LOCDEV	63 Balmoral Avenue Belfast BT9 6NY	Two storey extension to rear/side of dwelling, single storey extension to side & interior alterations. New flat roof over existing bay to side. 2 new windows at first floor side elevation. Brick paving area and timber pergola to side	PERMISSION GRANTED
LA04/2021/1209/F	LOCDEV	34 Deramore Drive Malone Belfast BT9 5JR	Lower ground level and ground floor rear extensions. Alterations to existing raised patio & access steps with new lower level patio & store. Roofspace conversion with two rear dormers. New canopy/porch to front door (side elevation). External changes to dwelling and replacement gates (Amended Plans/Description).	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1247/DC	LOCDEV	Queen's University Student's Union 77-79 University Road Belfast BT7 1NN	Discharge of condition no15 of planning approval LA04/2019/1019/f	CONDITION NOT DISCHARGED
LA04/2021/1268/F	LOCDEV	19 Orpen Avenue Belfast BT10 0BS	Single and two storey extension to rear of dwelling and elevation changes	PERMISSION GRANTED
LA04/2021/1300/F	LOCDEV	14 Lanark Way Belfast BT13 3BH	Section 54 application to vary conditions 4 and 5 (Noise Verification and Noise Mitigation) of permission LA04/2019/1178/f (Change of Use from business to gymnasium) Amended Description	PERMISSION GRANTED
LA04/2021/1322/F	LOCDEV	396 Beersbridge Road Ballyhackamore Belfast BT5 5EA	Single storey side extension to dwelling to allow extending living and bathroom with terrace above	PERMISSION GRANTED
LA04/2021/1348/F	LOCDEV	Suffolk Day Centre 88 Stewartstown Rd Belfast BT11 9JP	Proposed internal alterations to the existing building layout to cater for changing service need. Alterations to the North West and South West elevations and new double height entrance foyer	PERMISSION GRANTED
LA04/2021/1351/F	LOCDEV	O'Donnell's GAC 43 Whiterock Road Belfast BT12 7PF.	Proposed retention of beer garden and acoustic fence panels approved previously with temporary permission (Ref. LA04/2019/1763/F).	PERMISSION REFUSED
LA04/2021/1355/LDE	LOCDEV	382 Ormeau Road Belfast.	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1360/DCA	LOCDEV	63 Balmoral Avenue Belfast BT9 6NY.	Existing single storey extension to rear of original building to be demolished to accommodate proposed extension. Removal of existing roof over bay window to side of property to accommodate new flat roof.	PERMISSION GRANTED
LA04/2021/1383/F	LOCDEV	321 Donegall Road Belfast Co. Antrim BT12 6FQ.	Change of use from dwelling to House in multiple occupancy (HMO)	PERMISSION GRANTED
LA04/2021/1413/F	LOCDEV	31 North Parade Belfast BT7 2GF	Proposed roof dormer to rear elevation.	PERMISSION GRANTED
LA04/2021/1440/DC	LOCDEV	Lands at former Rosepark House Upper Newtownards Road Belfast BT4 3NR	Discharge of condition no 15 of planning approval LA04/2017/0235/F relating to Noise Verification Report for Phase 5	CONDITION DISCHARGED
LA04/2021/1465/F	LOCDEV	36 Mount Coole Park BT14 8JR	Two storey extension to rear of dwelling	PERMISSION GRANTED
LA04/2021/1477/F	LOCDEV	Christ the Redeemer Primary School 14 Lagmore Drive Dunmurry Belfast BT17 0TG	1 No. Prefabricated Modular Unit. Rear Boundary retaining wall to be erected w/1000mm bitmac boundary path adjoining existing bitmac area.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1478/DCA	LOCDEV	34 Deramore Drive Malone Belfast BT9 5JR	Partial demolition of walls to facilitate rear extension, roofspace conversion and internal reconfiguration and part demolition of rear patio	PERMISSION GRANTED
LA04/2021/1508/F	LOCDEV	35 Enid Parade Belfast BT5 6EL.	Two storey side extension, alterations to existing rear return and patio to rear.	PERMISSION GRANTED
LA04/2021/1527/A	LOCDEV	120 Blacks Road Ballyfinaghy Belfast BT10 0NF.	Illuminated elevation signage, fuel totem, fuel canopy signage, site signage for entrance & exit, AWV, accessible parking bay	PERMISSION GRANTED
LA04/2021/1541/F	LOCDEV	38 Circular Road Belfast BT4 2GA	Two storey side extension, new dormer to front and two dormers to rear	PERMISSION GRANTED
LA04/2021/1557/F	LOCDEV	53 Knockvale Park Belfast BT5 6HJ.	Proposed conservatory to rear of dwelling.	PERMISSION GRANTED
LA04/2021/1566/F	LOCDEV	16A Adelaide Park Malone BT9 6FX.	Erection of small single storey side extension 8.7m ² to ground floor flat. Change of window to front elevation doorway.	PERMISSION GRANTED
LA04/2021/1567/DCA	LOCDEV	16A Adelaide Park Malone Belfast BT9 6FX.	Partial demolition of front and side walls to accommodate side extension and door insertion.	PERMISSION GRANTED
LA04/2021/1603/F	LOCDEV	22 Wynchurch Road Belfast BT6 0JH	Single storey rear extension to facilitate kitchen/dining and shower room	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1627/F	LOCDEV	Unit 2 Cranmore House 607/613 Lisburn Road Belfast BT9 7GT	Change of use from shop to restaurant	PERMISSION GRANTED
LA04/2021/1653/F	LOCDEV	Units 12/14/16 Queen's Arcade Belfast BT1 5FF	Alterations to existing shopfront to units 12/14/16 Queen's Arcade with internal alterations to allow for new unit arrangement	PERMISSION GRANTED
LA04/2021/1691/LDE	LOCDEV	43 Stranmillis Gardens Belfast BT9 5AT	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1698/A	LOCDEV	Hillview Retail Park Crumlin Road Belfast	Retrospective permission for 1 no. free standing sign, 2 no. logo signs and 3 no. totem pole signs	PERMISSION GRANTED
LA04/2021/1720/F	LOCDEV	60 Kirkliston Park Belfast BT5 6ED	Single storey extension to provide additional living space on the ground floor	PERMISSION GRANTED
LA04/2021/1722/F	LOCDEV	Lands to the east and adjacent to No. 8 Upper Braniel Road Belfast BT5 7TS	Erection of dwelling, garage and car port (amended proposals from previous approval LA04/2019/2687/F) and all other associated site works	PERMISSION GRANTED
LA04/2021/1735/LDE	LOCDEV	52 Wellesley Avenue Belfast BT9 6DH	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1743/F	LOCDEV	29 Torrens Road Belfast BT14 6LU	Two storey side extension to dwelling	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1747/DC	LOCDEV	16-24 Cornmarket Belfast BT1 4DD.	Discharge of condition 6 LA04/2019/2110/F.	CONDITION DISCHARGED
LA04/2021/1759/F	LOCDEV	Plot 44 Harberton Park Development -Postal address: 67 Harberton Park Belfast	Change of house type to that approved under LA04/2019/0463/F	PERMISSION GRANTED
LA04/2021/1772/F	LOCDEV	163 Lagmore Dale Belfast BT17 0TF	Single storey extension to rear and side of dwelling	PERMISSION GRANTED
LA04/2021/1777/F	LOCDEV	Townsend Enterprise Park Limited 28 Townsend Street Belfast BT13 2ES.	New glazed entryway and windows, seating area covered by canopy. Integral planting and existing trees retained.	PERMISSION GRANTED
LA04/2021/1783/F	LOCDEV	Stewartstown Road Health Centre 212 Stewartstown Road Dunmurry Belfast. BT17 0FB	Single storey extension to provide healthcare accommodation to existing surgery.	PERMISSION GRANTED
LA04/2021/1789/DC	LOCDEV	136 -138 University Avenue Belfast BT7 1GY.	Discharge of condition 3 LA04/2017/2110/F.	CONDITION DISCHARGED
LA04/2021/1791/DC	LOCDEV	East Pitch Downey House Pirrie Park Gardens Belfast.	Discharge of condition 15 LA04/2018/1411/F	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1795/LBC	LOCDEV	Units 12/14/16 Queen's Arcade Belfast. BT1 5FF	Alterations to existing shopfront to Units 12 14/16 Queen's Arcade with internal alterations to allow for new Unit arrangement	PERMISSION GRANTED
LA04/2021/1797/DC	LOCDEV	Lands adjacent and to south of nos 1-13 (odds) Lewis Park and nos 2-20 Lewis Mews Belfast. BT4 1FY	Discharge of condition no15 of planning approval LA04/2020/0163/F	CONDITION DISCHARGED
LA04/2021/1802/DC	LOCDEV	West PitchDowney House Pirrie Park Gardens Belfast BT6 0AG	Discharge of condition no15 of planning approval LA04/2020/0757/F	CONDITION DISCHARGED
LA04/2021/1815/F	LOCDEV	66 Norwood Avenue Belfast BT4 2EF	Demolish existing garage and replace with two storey side and single storey rear extension to dwelling	PERMISSION GRANTED
LA04/2021/1819/LDE	LOCDEV	92 Cloisters Belfast BT7 1GQ.	Change of use from residential property to House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/1847/DC	LOCDEV	81-107 York Street Belfast	Discharge of condition no 11 of planning approval LA04/2019/2951/F relating to noise verification	CONDITION DISCHARGED
LA04/2021/1849/F	LOCDEV	53 Roseberry Road Belfast	Two storey rear extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1865/LDE	LOCDEV	22 Stranmillis Park Belfast.	Change of use from residential property to House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/1872/LDE	LOCDEV	1 Curzon Street Belfast BT7 1QU.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/1874/LDE	LOCDEV	6 Curzon Street Belfast BT7 1QU.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/1877/F	LOCDEV	110 Short Strand Belfast BT5 4BL	Loft conversion with dormer to rear	PERMISSION GRANTED
LA04/2021/1887/F	LOCDEV	22 Clara Park Belfast BT5 6FD	Two storey side and rear extension to dwelling and insertion of 1no. side window.	PERMISSION GRANTED
LA04/2021/1889/DC	LOCDEV	Lands at Boodles Dam (including Wolfhill Mill Race and its intersection with the Ligoniel River located off Mountainhill Road) Belfast	Discharge of condition no9 of planning approval LA04/2020/0708/F	CONDITION NOT DISCHARGED
LA04/2021/1898/F	LOCDEV	Road way at Mayfield Square and the entrance to the Blacks Gate Housing Development at the former Visteon Factory Blacks Road Belfast BT10	Proposed footpath widening and associated kerb re-alignment works	PERMISSION GRANTED
LA04/2021/1901/F	LOCDEV	9/11 University Road Belfast BT7 1NA	Single storey extension to rear of existing hostel premises for use as an additional dormitory bedroom	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1902/LBC	LOCDEV	9/11 University Road Belfast BT7 1NA	Single storey extension to rear of existing hostel premises for use as an additional dormitory bedroom	PERMISSION GRANTED
LA04/2021/1905/LDE	LOCDEV	5 Riverview Street Belfast BT9 5FD	House in multiple occupancy - HMO	PERMITTED DEVELOPMENT
LA04/2021/1906/LDE	LOCDEV	30 Jerusalem Street Belfast BT7 1QN	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/1907/LDE	LOCDEV	55 Farnham Street Belfast BT7 2FL	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/1915/F	LOCDEV	8 Loughview Meadows Belfast	Single Storey extension to rear of dwelling and alterations to dwelling	PERMISSION GRANTED
LA04/2021/1917/F	LOCDEV	2 Edgcumbe Park Belfast BT4 2EJ	Double storey side extension comprising attached garage plus two first floor bedrooms and dropped kerb to provide extra carparking to front	PERMISSION GRANTED
LA04/2021/1922/F	LOCDEV	51 Knock Eden Park Belfast BT6 0JG	Two storey side and rear extension, garden room and shed to rear boundary	PERMISSION GRANTED
LA04/2021/1953/F	LOCDEV	28 Ashmount Park Belfast BT4 2FJ.	Replacement conservatory to rear of dwelling and new porch to front of dwelling.	PERMISSION GRANTED
LA04/2021/1968/LDE	LOCDEV	505a Falls Road Belfast BT12 6DE.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1976/F	LOCDEV	Unit 3 Kennedy Way Blackstaff Road Belfast BT11 9DT	The proposal is for the installation of 1no new Louvre along the South-East elevation of the virgin media premises to serve internal digital media equipment	PERMISSION GRANTED
LA04/2021/1977/LDE	LOCDEV	41 Malone Avenue Belfast BT9 6EP	House in Multiple Occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/1978/F	LOCDEV	Unit 5 Boucher Plaza 4-6 Boucher Road Belfast BT12 6HR	Change of use from coffee shop to Cafe/takeaway serving hot food and drinks on and off premises	PERMISSION GRANTED
LA04/2021/1982/NMC	LOCDEV	76 Summerhill Drive Belfast BT17 0RE	Relocation of the external bin storage area.	NON MATERIAL CHANGE GRANTED
LA04/2021/1997/F	LOCDEV	6 Chesham Crescent Belfast BT6 8GW	Proposed two storey extension to rear of dwelling and internal alterations.	PERMISSION GRANTED
LA04/2021/2008/CONTPO	LOCDEV	33 Cranmore Gardens Belfast BT9 6JL.	Works to 5 trees - 2 felling & 3 reductions.	WORKS TO TREES IN CA - AGREED
LA04/2021/2012/LDE	LOCDEV	22 Rathgar Street Belfast BT9 7GD.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2025/LDE	LOCDEV	Flat 2 18 Camden Street Belfast BT9 6AU	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/2026/F	LOCDEV	36 Newforge Lane Belfast	Single storey annex to side of existing property, elevation changes, Juliette balcony to side elevation, patio and raised decking to rear	PERMISSION GRANTED
LA04/2021/2046/F	LOCDEV	34 Houston Drive Belfast BT5 6AZ.	Single storey rear extension, loft conversion with rear dormer, replacement of existing rear roofs and raised patio to rear.	PERMISSION GRANTED
LA04/2021/2062/DC	LOCDEV	Wilton House 5-6 College Square North Belfast BT1 6AR.	Discharge of condition 2 LA04/2018/2034/LBC & LA04/2018/2097/F (appointed conservation architect).	CONDITION DISCHARGED
LA04/2021/2063/DC	LOCDEV	Wilton House 5-6 College Square North Belfast BT1 6AR.	Discharge of condition 7 LA04/2018/2034/LBC (condition survey, schedule and method statement of repairs	CONDITION DISCHARGED
LA04/2021/2070/LDE	LOCDEV	2 Ulsterville Gardens Malone Lower Belfast BT9 7BA.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2021/2071/DC	LOCDEV	Templemore Baths Templemore Avenue Belfast BT5 4FW.	Discharge of condition 3 LA04/2018/2603/F relating to protection measures for existing historic features	CONDITION DISCHARGED
LA04/2021/2072/DC	LOCDEV	Templemore Baths Templemore Avenue Belfast BT5 4FW.	Discharge of conditions 7 & 8 LA04/2018/2611/LBC relating to protection measures of existing architectural & historic features	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2080/F	LOCDEV	5 Upper Green Dunmurry Belfast BT17 0EL	Proposed alterations to dwelling including roofspace conversion, alterations to the roof including rooflights on front elevation and a rear dormer.	PERMISSION GRANTED
LA04/2021/2105/F	LOCDEV	89 Rosepark Belfast BT5 7RH.	Single storey extension to side and rear of dwelling, elevational changes.	PERMISSION GRANTED
LA04/2021/2106/F	LOCDEV	91 Monagh Drive Belfast BT11 8EE.	Single storey extension to front and rear, two storey extension to side.	PERMISSION GRANTED
LA04/2021/2107/F	LOCDEV	130 Kensington Road Belfast BT5 6NL.	Proposed two storey side extension and single storey side / rear extension. Patio area to side.	PERMISSION GRANTED
LA04/2021/2109/F	LOCDEV	214 Orby Drive Belfast BT5 6BE.	Single storey extension to side and rear.	PERMISSION GRANTED
LA04/2021/2112/F	LOCDEV	1A Baroda Street Ormeau Road Belfast BT7 3AA.	Variation of condition 10 of LA04/2017/2620/F to permit the gymnasium to operate Monday to Friday 06.00 to 20.30 and Sunday 08.00 to 13.00. (No change is sought to permissible hours on a Saturday).	PERMISSION GRANTED
LA04/2021/2121/CONTPO	LOCDEV	2 Broomhill Park Belfast BT9 5JB.	Works to 8 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/2155/F	LOCDEV	11 Irwin Crescent Belfast BT4 3AQ	Single-storey rear/side extension to existing semi-detached dwelling. Patio area to rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2159/A	LOCDEV	5-15 Summerhill Avenue Belfast BT5 7HD.	Projecting signage to front facade of building.	PERMISSION GRANTED
LA04/2021/2161/F	LOCDEV	52 Belmont Church Road Belfast BT4 3FG.	replacement of existing garage door for new window and internal alterations	PERMISSION GRANTED
LA04/2021/2167/NMC	LOCDEV	Castlereagh Nursery School 135 Clonduff Drive Belfast BT6 9NT.	Non material Change LA04/2016/0921/F.	NON MATERIAL CHANGE GRANTED
LA04/2021/2171/LBC	LOCDEV	Unit 2 Queens Arcade Belfast BT1 5FF.	Alterations to existing shopfront to Unit 2 Queens Arcade with internal alterations to allow for new unit arrangement.	PERMISSION GRANTED
LA04/2021/2172/F	LOCDEV	Unit 2 Queens Arcade Belfast BT1 5FF.	Alterations to existing shopfront to Unit2 Queens Arcade with internal alterations to allow for new unit arrangements.	PERMISSION GRANTED
LA04/2021/2182/LDE	LOCDEV	22 Orby Green Belfast BT5 5HL	Conversion of integral garage to living area with installation of front elevation window	PERMITTED DEVELOPMENT
LA04/2021/2189/CONTPO	LOCDEV	30 Deramore Park Belfast BT9 5JU.	Works to 4 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/2190/CONTPO	LOCDEV	Areema Drive Dunmurry Belfast.	Works to 14 trees.	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2202/DC	LOCDEV	Wilton House 5-6 College Square North Belfast. BT1 6AR	Discharge of condition no 10 of planning approval LA04/2018/2034/lbc	CONDITION DISCHARGED
LA04/2021/2216/F	LOCDEV	3A Edgewater Road Dargan Belfast BT3 9JQ.	proposed new access and car park.	PERMISSION GRANTED
LA04/2021/2225/LDE	LOCDEV	24 Tates Avenue Belfast BT9 7BY	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/2232/CONTPO	LOCDEV	46 Osborne Park Belfast BT9 6JP.	Works to Trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/2239/LDE	LOCDEV	6 Fitzroy Avenue Belfast BT7 1HW.	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/2244/F	LOCDEV	26a Annadale Avenue Belfast BT7 3JJ	Provision of 2no new windows to gable side of dwelling and sunpipe and velux windows to roof of dwelling	PERMISSION GRANTED
LA04/2021/2245/F	LOCDEV	14 Leadhill View Belfast BT6 9PZ	Single storey rear extension	PERMISSION GRANTED
LA04/2021/2250/LDE	LOCDEV	31 Rathdrum Street Belfast BT9 7GB	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/2254/F	LOCDEV	92 Clifondene Crescent Belfast BT14 7PE	Roofspace conversion with second floor gable window and velux windows to front and rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2261/LDE	LOCDEV	73 Wellesley Avenue (Apartment 2) Belfast BT9 6DG	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/2265/DC	LOCDEV	114 Bloomfield Avenue BT5 5AB	Discharge of conditions nos 2&3 of planning approval LA04/2020/2426/f	CONDITION DISCHARGED
LA04/2021/2274/CONTPO	LOCDEV	20 Deramore Drive Belfast BT9 5JQ.	Works to 5 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/2277/LDE	LOCDEV	39 Stranmillis Gardens Belfast BT9 5AT	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/2286/DC	LOCDEV	West Belfast Orange Hall Shankill Road Belfast BT13	Discharge of condition no2 of planning approval LA04/2019/2191/lbc	CONDITION DISCHARGED
LA04/2021/2296/LDE	LOCDEV	33 Claremont Street Belfast BT9 6AP	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2021/2298/DC	LOCDEV	7 Mornington Annadale Avenue Belfast	Discharge of condition no3 of planning approval LA04/2018/0089/f	CONDITION DISCHARGED
LA04/2021/2310/CONTPO	LOCDEV	28 Bladon Park Belfast BT9 5LG.	Works to 6 trees.	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2311/CONTPO	LOCDEV	30 Bladon Park Belfast BT9 5LG.	Works to 3 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/2313/CONTPO	LOCDEV	13 Marlborough Park Central Belfast BT9 6HN.	Works to 2 trees.	WORKS TO TREES IN CA - AGREED
LA04/2021/2329/LDE	LOCDEV	1A Stranmillis Gardens Belfast BT9 5AS	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2021/2340/LDE	LOCDEV	30 Stranmillis Gardens Belfast BT9 5AS	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2021/2349/DC	LOCDEV	Marrowbone Millennium Park Oldpark Road Belfast BT14 6QS.	Discharge of condition 15 of LA04/2020/1593/F	CONDITION DISCHARGED
LA04/2021/2365/DC	LOCDEV	Corner site between Mayo street and Mayo Link off Lanark Way Shankill Road Belfast	Discharge of condition no.8 - LA04/2016/1276/F	CONDITION DISCHARGED
LA04/2021/2366/DC	LOCDEV	Lands at Boodle's Dam (including Wolfhill Mill Race and its intersection with the Ligoniel River located off Mountainhill Road) Belfast.	Discharge of condition 2 LA04/2020/0708/F.	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2387/CONTPO	LOCDEV	25-30 ARDAVON PARK SOMERTON RD NORTH BELFAST BT15 3RH.	Works to Chestnut trees only.	WORKS TO TREES IN CA - AGREED
LA04/2021/2400/DC	LOCDEV	31 Osbourne Park Belfast BT9 6JN.	Discharge of condition 7 LA04/2015/0397/F.	CONDITION DISCHARGED
LA04/2021/2466/CONTPO	LOCDEV	24 Cadogan Park Belfast BT9 6HH.	Works to 5 trees.	WORKS TO TREES IN CA - AGREED

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2nd ADDENDUM REPORT Development Management Officer	
Committee Meeting Date: 16 th November 2021	
Application ID: LA04/2020/1363/F	
Proposal: 20 Apartments and 2 retail units with ancillary lobby space, refuse storage, bicycle storage and amenity space.	Location: 173 Newtownards Road and 1-5 Templemore Avenue Belfast BT5 4FP
Referral Route: Application previously presented at June 2021 Planning Committee.	
Recommendation: Approval	
Applicant Name and Address: Cornerstone Construction (NI) Ltd 385 Springfield Road Belfast BT12 7DG	Agent Name and Address: CPS Planning Consultants 164 Lisburn Road Belfast BT9 6AL
1.0	Background
1.1	At its Planning Committee in June 2021, Committee resolved to refuse this planning application for the following reasons:
1.2	1: The proposal would result in in overdevelopment of the site and would be out of character with the area. The proposal is therefore contrary to the SPPS and Policy QD 1 Criteria a and b of PPS 7 –Quality Residential Developments, if permitted, it would result in an over dominant building which would result unacceptable damage to the local character due to the proposed height, scale, massing, density and overdevelopment of the site.
1.3	2: The proposal will impact on the setting of the listed buildings and as a result fails to comply with PPS 6 Policy BH 11 Development affecting the Setting of a Listed Building.
1.4	Following the Planning Committee meeting the applicant submitted amended plans reducing the height of the building and removing one residential unit and one retail unit.
1.5	This 2 nd Addendum Report should be read in conjunction with the previously published Case Officer Report and Late Items reports for the 18 th May 2021 Planning Committee and the 1 st Addendum Report to the 15 th June 2021 Committee, copies of which are appended.
1.6	This 2 nd Addendum Report considers the latest submission from the applicant which includes alterations to the ground floor layout, including the removal of one retail unit; the removal of one residential unit and reducing the height of the proposal from six storeys to five storeys.
2.0	Updated Consultation Responses
2.1	HED were consulted on the amended plans and now offer no objections to the revised proposal. The remaining consultees had previously offered no objections to the proposal.

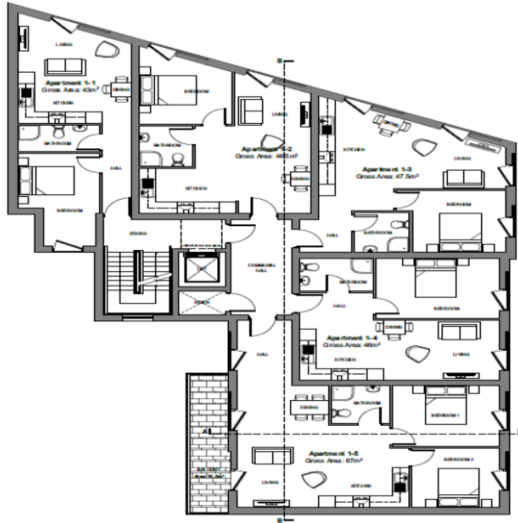
3.0	Additional Representations
3.1	No additional representations were received following further neighbour notification. At the time of writing there were 682 signatures of support for the proposal. Should any further representations be received they will be reported to Members via the Late Items pack.

4.0 Assessment of Addendum and additional comments

4.1 The amended submission includes alterations to the ground floor layout to provide 2no. apartments, a reduction from 3no. to 2no. retail units. The proposal sees a reduction in height from 6 storeys to 5 storeys with a considerable set-back on the 5th floor.

4.2 HED had commented at the June Committee meeting that in their opinion the proposal was close to being acceptable and they considered that the removal of one floor and a setback would help alleviate their concerns. HED have commented on the amended design and have offered no objections to the proposal. Section 91 of the Planning Act (NI) 2011 requires that in considering whether to grant planning permission for development which affects a listed building or it's setting a council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Under Section 91, it is considered that the proposal will not have an adverse impact on the setting of neighbouring listed buildings (churches) and that the setting is preserved. HED has considered the effects of the proposal on neighbouring listed buildings and considers the proposal satisfies the policy requirements of SPPS 6.12 and BH11 PPS6, subject to conditions. The proposal also complies with Policy QD 1 of PPS 7 and Paragraphs 4.25 and 4.26 relating to good design of the SPPS.





ACCOMMODATION SCHEDULE	NO.
GROUND FLOOR	
Retail Unit 01 - 68m ² (7 10 Sq Ft)	1
Retail Unit 02 - 91m ² (9 10 Sq Ft)	1
Appt 0.1 - 1 Bed Apartment 40m ² (43 10 Sq Ft)	1
Appt 0.2 - 1 Bed Apartment 40m ² (43 10 Sq Ft)	1
FIRST FLOOR	
Appt 1.1 - 1 Bed Apartment 43m ² (46 2 Sq Ft)	1
Appt 1.2 - 1 Bed Apartment 46.5m ² (50 0 Sq Ft)	1
Appt 1.3 - 1 Bed Apartment 47.5m ² (51 1 Sq Ft)	1
Appt 1.4 - 1 Bed Apartment 46m ² (49 5 Sq Ft)	1
Appt 1.5 - 2 Bed Apartment 67m ² (72 1 Sq Ft)	1
SECOND FLOOR	
Appt 2.1 - 1 Bed Apartment 43m ² (46 2 Sq Ft)	1
Appt 2.2 - 1 Bed Apartment 46.5m ² (50 0 Sq Ft)	1
Appt 2.3 - 1 Bed Apartment 47.5m ² (51 1 Sq Ft)	1
Appt 2.4 - 1 Bed Apartment 46m ² (49 5 Sq Ft)	1
Appt 2.5 - 2 Bed Apartment 67m ² (72 1 Sq Ft)	1
THIRD FLOOR	
Appt 3.1 - 1 Bed Apartment 43m ² (46 2 Sq Ft)	1
Appt 3.2 - 1 Bed Apartment 46.5m ² (50 0 Sq Ft)	1
Appt 3.3 - 1 Bed Apartment 47.5m ² (51 1 Sq Ft)	1
Appt 3.4 - 1 Bed Apartment 46m ² (49 5 Sq Ft)	1
Appt 3.5 - 2 Bed Apartment 67m ² (72 1 Sq Ft)	1
FOURTH FLOOR	
Appt 4.1 - 1 Bed Apartment 43m ² (46 1 Sq Ft)	1
Appt 4.2 - 1 Bed Apartment 46m ² (49 10 Sq Ft)	1
Appt 4.3 - 1 Bed Apartment 46m ² (49 10 Sq Ft)	1
TOTALS	
1 Bedroom Apartments	17
2 Bedroom Apartments	3
TOTAL NO. OF APARTMENTS	20

PROPOSED FIRST FLOOR PLAN
Scale 1:100

- 4.3 The proposal retains the required amenity space and bin storage.
- 4.4 Whilst the space standards as set out in the aPPS7 does not strictly apply, all units meet the space standards and will have outlook onto the public street.
- 4.5 Officers view is that the amended proposals have overcome the reasons for refusal resolved by the Planning Committee at its June 2021 meeting and that the scheme is now considered acceptable.
- 4.6 **Recommendation**
It is recommended that planning permission is granted subject to conditions, with the final wording of conditions delegated to the Director of Planning and Building Control.

- 5.0 **Conditions**
 - 1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
 - 2: Prior to commencement of any development on site, a written specification and a physical sample panel shall be submitted to the Planning Authority for agreement and approval in writing. No external brickwork and/or render shall be constructed or applied unless in accordance with those agreed details.
Reason: In the interests of the character and appearance of the area and protection of nearby Listed Buildings.
 - 3: The development shall operate in accordance with the Service Management Plan.
Reason: In the interests of road safety and the convenience of road users.

4: The development shall operate in accordance with the approved Travel Plan.

Reason: To encourage alternative modes of transport to the private car.

5: 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.

6: Prior to installation of the windows and separating floor between ground floor retail and first floor residential, the applicant must submit to and have agreed in writing by the Planning Authority, a report detailing the noise mitigation measures to be installed within the development to address road traffic noise and potential noise transfer from ground floor retail units to first floor residential. The report, to be produced by a competent acoustic consultant, must be based on a representative road traffic noise survey and all activities/noise levels associated with retail use and demonstrate that the proposed sound reduction specifications of the windows and separating floor are sufficient to ensure that internal noise levels within the residential element of the proposed development do not exceed: • 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, if required with the windows closed and alternative means of acoustic ventilation provided. • 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of acoustic ventilation provided. • 45 dB LMax more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms, if required with the windows closed and alternative means of ventilation provided.

Reason: Protection of human health and residential amenity.

7: Prior to occupation of the development, the noise mitigation measures, and alternative means of acoustic ventilation if required, as approved under condition 5 shall be installed as agreed with the Planning Authority and maintained thereafter.

Reason: Protection of human health and residential amenity.

8: If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

9: In the event that any combustion plant, where the single or combined NOx emission rate is more than 5mg/sec, is proposed to be installed in connection with the development, the

	<p>applicant must submit an Air Quality Impact Assessment to the Planning Authority for approval in writing.</p> <p>Reason: Protection of human health.</p>
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1st ADDENDUM REPORT
Development Management Officer

Committee Meeting Date: Tuesday 15th June 2021

Application ID: LA04/2020/1363/F

<p>Proposal: 21 Apartments and 3 retail units with ancillary lobby space, refuse storage, bicycle storage and amenity space.</p>	<p>Location: 173 Newtownards Road Belfast BT14 1AB and nos 1-5 Templemore Avenue Belfast BT5 4FP</p>
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Referral Route: Representations are contrary to Officer’s recommendation.

Recommendation: Refusal

<p>Applicant Name and Address: Cornerstone Construction (NI) Ltd 385 Springfield Road Belfast BT12 7DG</p>	<p>Agent Name and Address: CPS Planning Consultants 164 Lisburn Road Belfast BT9 6AL</p>
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1.0	Background
1.1	This application was due to be considered by the Planning Committee on 18 th May 2021. The application was removed from the agenda and deferred so that members could gain an understanding of the site’s context. Members agreed that a Planning Committee site visit should take place. The Planning Committee site visit took place on 3 rd June 2021.
1.2	This Addendum Report should be read in conjunction with the previous case officer report and Late Items reports to the 18 th May 2021 Planning Committee, a copy of which are appended.
1.3	This Addendum Report considers the latest submission from the applicant which includes alterations to the ground floor layout, including the reduction in retail space; the provision of additional amenity space on the ground floor and in the form of private balconies to the rear of the 2 bed apartments and kitchens have been opened up in central apartments An area for a temporary local art installation has been depicted on the western elevation.
1.4	An additional petition of support with 128 signatures has also been received. This petition of support brings the combined total to 682 signatures. These representations are available to view on the NI Planning Portal and are summarised in this report. Any further representations will be reported to Members via the Late Items pack.
2.0	Updated Consultation Responses
2.1	It was considered that the additional information did not require further consultation with any of the consultees. As such the position of consultees remains unchanged from the original May 2021 committee report.

3.0	Additional Representations
3.1	An additional petition of support with 128 signatures for the proposal was submitted with an accompanying map which illustrated that the signatures were from the immediate area. This petition of support brings the combined total to 682 signatures. The petition sets out that the proposal will bring economic and community benefits to the area. These points have been previously raised and considered in the May 2021 Planning Committee report.
3.2	Officers welcome new development and in particular, to long vacant sites such as this one. Re-development can bring with it many benefits including regeneration and a visual upgrade to the area in addition to new homes. However, new development should be sensitive to the location and should bring the best of local tradition to the site. In this case the proposal fails to achieve this.
4.0	Assessment of Addendum and additional comments
4.1	<p>Layout & Amenity Space</p> <p>The latest submission includes alterations to the ground floor layout to provide additional amenity space with the relocation of the bin and cycle store. The applicant has reduced the area of floorspace for all three retail units on the ground floor. The bin store and cycle parking area have been repositioned so that they are incorporated within the building and are accessed via the entrance foyer. This results in an increase in the provision of amenity space for residents. None of the retail units open out into this amenity space. The ground floor amenity space provision measures approximately 80sqm. The layout also shows the provision of additional amenity space in the form of private balconies to the rear of the 2 bed apartments. the total amenity space provision within the development is 210 sqm which is an average of 10sqm per unit. This is an acceptable level of amenity space. There are no kitchen windows in the central apartments so they have now been opened up to create an open plan layout between the living space to increase natural light. As such it is considered that the second refusal reason cited in the May 2021 planning committee report and referring to the lack of quality amenity space can be removed.</p>
4.2	<p>Impact on the character and appearance of the area</p> <p>An area for a temporary local art installation has been depicted on the western elevation. This was incorporated within the design to overcome the Council's concerns relating to the exposed blank façade of the six storey western elevation which is entirely devoid of any openings and would be very prominent visually along the Newtownards Road when approaching from the city side of the road. It is considered that art features can improve the aesthetic appearance of a building. However, in this instance it does not overcome the concerns previously set out as does not address the scale of the gable and still represents overdevelopment of the site. It is considered that the overall height, scale and massing of the building would be over dominant and result in a clear imbalance along both Templemore Avenue and Newtownards Road.</p>
4.3	<p>Recommendation</p> <p>Officers are of the opinion that the recommendation remains unchanged.</p> <p>Reasons for Refusal</p> <p>1: The proposal would result in in overdevelopment of the site and would be out of character with the area. The proposal is therefore contrary to the SPPS and Policy QD 1 Criteria a and b of PPS 7 –Quality Residential Developments, if permitted, it would result in an over dominant building which would result unacceptable damage to the local</p>

4.4	<p>character due to the proposed height, scale, massing, density and overdevelopment of the site.</p> <p>2: The proposal will impact on the setting of the listed buildings and as a result fails to comply with PPS 6 Policy BH 11 Development affecting the Setting of a Listed Building.</p> <p>It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to finalise the wording of refusal reasons.</p>
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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 18 th May 2021	
Application ID: LA04/2020/1363/F	
Proposal: 21 Apartments and 3 retail units with ancillary lobby space, refuse storage, bicycle storage and amenity space.	Location: 173 Newtownards Road Belfast BT14 1AB and nos 1-5 Templemore Avenue Belfast BT5 4FP
Referral Route: Representations are contrary to Officer's recommendation.	
Recommendation:	Refusal
Applicant Name and Address: Cornerstone Construction (NI) Ltd 385 Springfield Road Belfast BT12 7DG	Agent Name and Address: CPS Planning Consultants 164 Lisburn Road Belfast BT9 6AL
<p>Executive Summary: Planning permission is sought for the erection of 21 apartments and 3 retail units within a single building which ranges from 4 to 6 storeys in height.</p> <p>The site has an area of 0.04ha and is located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP); and the draft Belfast Metropolitan Plan 2015 (BMAP). The site is within a housing action area in the BUAP. The site falls within the draft Templemore Avenue ATC</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the proposal at this location • Design, layout and impact on the character and appearance of the area • Impact on Residential Amenity • Impact on Built Heritage • Access, Parking, and Transport • Infrastructure Capacity • Impact on Human Health <p>The principle of the proposal is acceptable on the basis that the site is within the development limits in both the extant and draft plans (within BUAP and dBMAP 2004) and the proposed use is compatible in the area which is characterised as mixed use commercial and residential.</p> <p>It is considered that the proposal would result in overdevelopment of the site and would be out of character with the area. The proposal is therefore contrary to the SPPS and PPS 7 in that it would result in an overly dominant building that will cause unacceptable damage to the local character due to the height, scale, massing which results in overdevelopment of the site.</p> <p>The proposal is contrary to draft BMAP Arterial Route Policy AR02 where it states that building heights and massing should be appropriate to the scale of the street and shall generally be 2 to 3 storeys high.</p>	

The proposed amenity provision is inadequate and inappropriate and is therefore contrary to the SPPS and PPS 7 in that the development would, if permitted create undesirable living conditions for prospective residents due to inadequate provision of quality amenity space.

The proposal will impact on the setting of the listed buildings and as a result fails to comply with PPS 6 Development affecting the Setting of a Listed Building.

In terms of prospective residents, all dwelling units are proposed to be built to a size not less than those set out Policy LC1 providing adequate space however, in some apartments the living accommodation will be poor as there are no windows provided to kitchens. And the only amenity space provided is a fourth-floor terrace.

It is also considered that the separation distances proposed will not significantly impact on existing residential amenity by way of overlooking, dominance, loss of light or overshadowing.

A total of eleven representations and a petition of support with 554 signatures have been received. Representations have been received from the wider East Belfast area and further afield including Craigavon. Signatures from the petition of support are primarily from the immediate area. The points raised include the following:

- the proposal will help to regenerate the area and that the scale of the building should be approved as it is a gateway building on a brownfield site and will enhance the appearance of a derelict site.
- comments of support also refer to the applicants, Cornerstone Ltd and the high standard of their work
- the proposal will enhance the appearance of a derelict site
- community, employment and commercial benefits
- housing provision,
- the design will offer style which will add interest to the architectural character of the area

In respect of the impact on parking and traffic, DfI Roads has no objections Rivers require additional information. HED (Historic Buildings) have objected to the proposal. NI Water and Environmental Health have considered the proposal and offered no objections.

The agent was made aware of the design concerns and was advised that BCC Planning would be recommending refusal in line with our ten Operating Principles. The agent did not amend the scheme but submitted a rebuttal to the issues raised by the consultees.

Having regard to the Development Plan and all other relevant material considerations, the proposal is considered unacceptable and refusal is recommended for the reasons set out in the case officer report below. It is requested that delegated authority is given to the Strategic Director of Place and Economy to finalise the refusal reasons.

Site Location map





Visual

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development 21apartments and 3 retail units with ancillary lobby space, refuse storage, bicycle storage and amenity space.</p>
2.0	<p>Description of Site The site is located at the junction of Newtownards and Templemore Avenue, encompassing what was no.173 Newtownards Road & 1-5 Templemore Avenue. The site is approximately 0.04Ha in size and is located on a main arterial route into the city centre. The site is located within the development limits of Belfast. Much of the site is vacant apart from 2no. small retail units to the southern area of the site. The existing retail units are a mix of render and brick materials. The vacant part of the site is overgrown with shrubs, vegetation, and trees. The surrounding area is characterised primarily as residential within the immediate area, with ecclesiastical, educational, and retail land uses are also within walking distance. The site is within walking distance of the retail area of Newtownards Road and Belfast City Centre. Most dwellings within close proximity to the site are mainly finished in red brick.</p>
Planning Assessment of Policy and other Material Considerations	

3.0	<p>Site History</p> <p>Planning Reference No: Z/2005/2089/F Proposal: Erection of 2no. ground retail units and 12 no. apartments above on floors 1-3 Address: 173-175 Newtownards Road & 1 Templemore Avenue, Belfast, BT5 4FP Decision: Permission Granted 20.09.2006</p> <p>Planning Reference No: Z/2007/2789/F Proposal: Demolition of existing units and erection of four-storey building to contain 20 no. apartments. Address: 177-187 Newtownards Road, Ballymacarret, Belfast, BT04 1AF Decision: Permission Granted 16.10.2008</p> <p>Planning Reference No: Z/2009/0112/F Proposal: Amendment to Planning Approval ref: Z/2007/2789/F consisting of 16 No. 1 bed apartments being replaced with 15 No. 2 bed apartments. 4 no. 1 bed apartments to remain as approved. Additional Plant Room. (Amended description) Address: 177-187 Newtownards Road, Belfast. BT4 1AD Decision: Permission Granted</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2004 Draft Belfast Metropolitan Area Plan 2015 (Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker) Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.</p>
4.2	<p>Strategic Planning Policy Statement (SPPS) PPS 3: Access, Movement and Parking PPS 6: Planning, Archaeology, and the Built Heritage PPS 7: Quality Residential Developments PPS 12: Housing in Settlements PPS 15: Planning and Flood Risk Creating Places Development Control Advice Note 8 – Housing in Existing Urban Areas</p>
5.0	<p>Consultations:</p> <p>5.1 Statutory Consultee Responses DFI Roads – No objection subject to conditions NI Water - No objections Rivers - Further information is required. A PDE response from NIW consenting to discharge to their system and attenuation size and calculations based on the discharge rate stipulated in the PDE response letter in order to fully assess the submitted drainage assessment.</p>

5.2	HED – object to the application – rebuttal information from the applicant was reconsulted and HED response will be reported to members in late items
5.3	Non-Statutory Consultee Responses Environmental Health – No objections
6.0	Representations The application has been neighbour notified and advertised in the local press. No objections have been received.
6.1	A letter of petition in support of the proposal was signed by 544 people. Eleven letters of support have also been received.
6.2	This includes a letter of support from Councillor George Dorrian DUP outlining that the proposal will help to regenerate the area and that the scale of the building should be approved as it is a gateway building on a brownfield site and will enhance the appearance of a derelict site.
6.3	Comments of support also refer to the applicants, Cornerstone Ltd and the high standard of their work, how the proposal will enhance the appearance of a derelict site, community benefits, employment and commercial benefits, housing provision, the design will offer style which will add interest to the architectural character of the area and how the design is consistent with the character of the area. the issues listed above will form part of the officer’s consideration.
7.0	Assessment
7.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> • The principle of the proposal at this location • Design, layout and impact on the character and appearance of the area • Impact on Residential Amenity • Impact on Built Heritage • Access, Parking, and Transport • Infrastructure Capacity • Impact on Human Health
7.2	The principle of the proposal at this location The application site is within a housing action area within the development limit of the Belfast Urban Area Plan. Policy BH3 encourages new housing to stimulate urban renewal, recognising how new housing is crucial to the rejuvenation of older parts of the built-up area. Policy L3 applies as the site is located on an arterial route. It encourages the upgrade and appearance of frontages on main arterial routes through infill development and rehabilitation.
7.3	Within dBMAP the application site is located along an Arterial route and is within an Area of Townscape Character and Commercial Area within the development limit of Belfast City. Policy SETT 3 from draft BMAP sets out that appropriate housing development, along with retail and office uses will facilitate the regeneration of arterial routes. The description of lands to facilitate an increase in housing within the existing urban footprint will provide the opportunity to increase the support for services provided in local areas. The surrounding area is predominantly mixed use with residential and retail clearly forming part of this character. Whilst the proposal is in a shopping/commercial area it is not within a commercial node as per draft BMAP zoning. However, the retail units on the ground floor would offer additional services to

7.4	the wider neighbourhood and complement the commercial offerings in the area. As the site needs regeneration, it is considered that the proposed redevelopment of the site for housing and retail are acceptable in principle.
7.5	<p>Impact on the character and appearance of the area</p> <p>The proposed development has been assessed against the SPPS and Policy QD1 of PPS7. The proposed development comprises of a single building with 3 no. small retail units at ground floor totalling 254m² gross floor area and 21 no. apartments over 5 floors above. There will be 18 no. 1 bed apartments and 3 no. 2 bed apartments.</p>
7.6	<p>The façade will use facing brick to emulate the finishes on surrounding dwellings and buildings with the introduction of vertical metal cladding and infill cladding panels in an attempt to break the massing of the proposal. The materials are considered to be acceptable.</p>
7.7	<p>The building occupies the corner of Templemore Avenue and Newtownards Road. The building fronting onto the Newtownards Road is 6 storeys with a ridge height of 19m. The Templemore Avenue elevation steps down from 6 storeys to 4 storeys with heights ranging from 19m to 13m. The top floor of the building is slightly stepped back of the building onto the street.</p>
7.8	<p>Draft BMAP Arterial Route Policy AR02 states that building height and massing should be appropriate to the scale of the street and shall generally be 2 to 3 storey high which is significantly lower than the proposal. The height of the proposal is clearly contrary to draft BMAP which is a material consideration.</p>
7.9	<p>When viewing the proposal against Templemore Avenue from the Newtownards Road; it steps down in an attempt to respect the predominantly residential scale and nature of the street. The submitted planning and design and access statements have argued that the proposal fits comfortably within the context of the street and wider neighbourhood. It states that <i>“the proposed building is higher than the adjoining buildings, however it is located within an established area where there is a number of similar height / taller buildings, most of which are as tall, or taller than the current proposal.”</i> There is an absence of evidence to support this statement. Reference is also made to the height of the old college building on Tower Street stating that the size of this is much taller than the proposal. No reference has been made to the</p>
7.10	<p>actual height of neighbouring buildings and the former College building is set at a distance to the site and is typical of an institutional building. The justification in terms of the height, scale and massing appears to be based on a historic approval for Z/2009/0112/F (16 apartments) which was a 5-storey building adjacent to the site. The applicant has claimed that the foundations for this proposal are complete and as a result this is an extant site with permission to construct 5 storeys.</p>
7.11	<p>Reference is also made to nearby tall church spires, a large technical building (Tower Street) and the Skainos Centre in justifying the height of the proposal. The church buildings are very different in terms of functionality and design. The Skainos centre doesn't read within the context of the site and the same can be said for the Tower</p>
7.12	<p>Street college building which is set back significantly from the proposed site.</p>

	<p>Whilst the proposal respects the building line within its context it fails to adequately explain how the scale, height and massing of the proposal will fit into the streetscape and in particular how it will read and impact on Templemore Avenue and Newtownards Road which in this area consists mainly of two and three storey properties. The design of the proposed six storey development creates a dominant bulk and mass along Newtownards Road and Templemore Avenue where the immediate area is predominantly characterised by low rise buildings. this is an indication of overdevelopment of the site.</p>
7.13	<p>There are existing terraced, semi-detached and apartment buildings in the area. Whilst the site is close to some commercial units it should be noted that the residential character of the area is predominantly characterised by low density dwellings. The height, scale and massing of the proposal is out of character with the area.</p>
7.14	<p>As set out previously the proposal is at odds with the heights set out in draft BMAP. The proposal will also have a detrimental impact on the setting of listed buildings as set out under the 'Impact on Built Heritage' section. The proposal would result in in overdevelopment of the site and would be out of character with the area. The proposal is therefore contrary to the SPPS and Policy QD 1 Criteria (a) and (b) of PPS 7 –Quality Residential Developments, if permitted, it would result in unacceptable damage to the local character due to the height, scale, massing and overdevelopment of the site.</p>
7.15	<p>The site falls within the draft Templemore Avenue Area of Townscape Character (Ref BT 074). Whilst the PAC have determined that PPS 6: Policy ATC 2 New Development in an ATC doesn't apply the character of the area is an important material consideration. This section of Templemore Avenue is defined by single storey, flat roofed retail units and the vacant site of the proposed. Whilst a suitably designed development would enhance the appearance of a derelict site it is considered that the proposed development will not maintain the existing character of the Templemore Avenue area which is shaped by Victorian and Edwardian terraced housing. Whilst the existing site doesn't contribute to the special features of this area a 6-storey building with the proposed scale, height and massing would be at odds with the 2/3 storey domestic scale character of the street. The building will read as an over dominant block more akin to city centre development within the draft ATC when viewed looking from south to north along Templemore Avenue.</p>
7.16	<p>The scale, height, massing, layout and design of any new residential building will need to take account of the immediate surroundings in order to create a contextually appropriate and visually integrated scheme. The height of the proposed building would significantly exceed the height of the neighbouring buildings. The proposal would be visually dominate from views along the Newtownards Road and Templemore Avenue. The exposed blank façade of the predominantly six storey western elevation is entirely devoid of any openings and would be very prominent visually along the Newtownards Road when approaching from the city side of the road. The applicant stated that some community artwork could occupy this gable, but no details were provided. In any case, the proposal represents overdevelopment of the site. It is considered that the overall height, scale and massing of the building would be over dominant and result in a clear imbalance along both Templemore Avenue and Newtownards Road.</p>

7.17	<p>Layout & Amenity Space</p> <p>The part 6/4 storey building will comprise of a single building comprising a total of 21 apartments (comprising of 18No. 1 bed and 3 No. 2bed). The central apartment units fail to provide kitchen windows to the units as they are entirely internal. The ground floor consists of 3 No. retail units comprising a total of 223m2 retail space fronting onto Templemore Avenue and Newtownards Road. There is no in curtilage car parking. Cycle parking is located on the ground floor and accessed from the entrance foyer off Templemore Avenue. Access points to the apartments and bin storage are also accessed from this entrance. Each apartment will have outlook onto a public street. The bin storage area is in a rear corner of the ground floor courtyard. This will be shared by residents and the commercial tenants. An external terraced area is located on the fourth floor and is accessible via the lift and stairwell for all residents. There is no private amenity for residents.</p>
7.18	<p>The proposed development has been assessed against the SPPS, Policy QD 1 of PPS7 and Creating Places. The proposed development incorporates a ground floor courtyard (73sqm) which is accessed by the entrance foyer and from the rear door of the retail units. This area will be occupied by a covered bin store (19.5sqm), cycle parking, benches and a bicycle stand. As it is accessed by the retail units, it will essentially operate as a service yard and is likely to provide limited amenity for residents themselves.</p>
7.19	<p>The 4th floor external roof space terrace is accessible but not readily for the majority of residents. Overall, the total amenity (including the ground floor service yard) provision equates to approximately 140sqm, with an average of 6.66 sqm of amenity provision per unit. It is considered that the scheme fails to provide a quality amount of amenity provision for the 21 apartments. The applicant acknowledged the shortfall of amenity space within their planning statement. They argue that is acceptable due to the built-up environment of the area and its proximity to large areas of public open space, including Pitt Park, Connswater Greenway, Victoria Park and King George playing fields. Pitt Park is located within a few minutes' walk from the site. It is considered that the shortfall in amenity provision is yet another indication of overdevelopment of the site. As such the proposed amenity provision is inadequate and inappropriate and is therefore contrary to the SPPS and Policy QD1 of Planning Policy Statement 7 in that the development would, if permitted create undesirable living conditions for prospective residents due to inadequate provision of quality amenity space.</p>
7.20	<p>Apartment Sizes</p> <p>All units are built to a size not less than those set out in Policy LC1 Protecting Local Character, Environmental Quality ad Residential Amenity (addendum to PPS 7: Safeguarding the character of established residential areas).</p>
7.21	<p>Active Frontage</p> <p>Good place making involves the creation of developments which fully activate streets, contributing to creating a welcoming and safe environment for all intended users and the neighbouring residents. The retail units front onto the street which assist in the proposal creating active frontage along both the Templemore Avenue and Newtownards Road increasing surveillance which is compliant with the good design principles of the SPPS and PPS 7 Policy QD 1 criteria 9 in that this aspect of the proposal helps to deter crime and promote personal safety.</p>

7.22	<p>Density</p> <p>The surrounding area is defined by a mixture of medium and high-density housing, retail, ecclesiastical, community and education buildings. The proposed density of development would be higher than that within the local area. However, given its location along an arterial route, its proximity to the city centre and its location on a derelict site it is considered that a medium to high density development if well designed is possible at this location.</p>
7.23	<p>Impact on Residential Amenity</p> <p>The layout/aspect of the proposed building is such that there will be no significant overlooking into neighbouring properties. In addition, there is sufficient separation to existing neighbouring properties to ensure that dominance and overshadowing will not occur to an unacceptable degree. The proposal occupies a corner site with low density residential on the opposite side of the site along the Newtownards road (25m from closest residential property) and Templemore Avenue. This is adequate separation distance to ensure that the residential amenity of this property or neighbours are not adversely affected. The applicant submitted a shadow analysis assessment which supports that the proposal will not create any adverse impact on neighbouring properties through overshadowing. The design of the proposal will not have a significant detrimental impact on dwellings within the area.</p>
7.24	<p>The proposal will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance and as such will not have a detrimental impact on residential amenity.</p>
7.25	<p>Impact on Built Heritage</p> <p>HED (Historic Monuments) has assessed the application and based on the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.</p> <p>HED (Historic Buildings) has considered the impacts of the proposal on the listed buildings and on the basis of the information provided, advises that the proposal will have an adverse impact on listed buildings.</p>
7.26	<p>HED comments are made in relation to the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and 6.13 and of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage Policy BH11 (Development affecting the Setting of a Listed Building). The application site is in close proximity to / impacts upon a number of listed buildings which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. The list below includes listed buildings deemed to be impacted by this application:</p> <ul style="list-style-type: none"> HB26 07 002 St Patricks Church of Ireland Grade B1 HB26 08 006 Westbourne Presbyterian Church Grade B1 HB26 08 007 St Matthew's Roman Catholic Church Grade B+ HB26 08 012 Megain Memorial Church of the Nazarene Grade B
7.27	<p>Historic Environment Division (HED), Historic Buildings, consider that the proposal, notably the development block fronting onto the Newtownards Road, fails to respect the listed buildings, including the historic character, in terms of scale, height and massing of the local environs. HED (Historic Buildings) consider the proposal misses</p>

	<p>an opportunity to reinforce the historic scale and character of the area, retaining the listed buildings as the focal point within a setting of relatively low scale and height (generally 2-3 storey) surrounding terraces. Such an approach would retain and underpin the distinctive character and creating a positive local historic identity to continue to be read for future generations - a key driver of the Local Development Plan process.</p>
7.28	<p>As highlighted by HED the proposed six storey building is on a prominent site with listed buildings in close proximity to it. The location is therefore historically sensitive, and it is important that any new development seeks to integrate harmoniously into this setting. At six floors in height, the proposed development is considerably greater in scale than its surrounds urban context. As such it is considered that the proposal will impact on the setting of the listed buildings, particularly on the two closest listed buildings (St Patricks Church of Ireland Grade B1 and Westbourne Presbyterian Church Grade B1) and as a result fails to comply with Policy BH 11 Development affecting the Setting of a Listed Building.</p>
7.29	<p>Access, parking, and transport Due to its location, the proposal is will be well served by public transport and will be easily accessed by foot and by bicycle. The site is well served by public transport along the Newtownards Road and is within easy walking distance of bus stops. These are serviced by both Metro and Ulsterbus services. These provide a frequent service between Belfast City Centre and east along the Newtownards Road. The site is within reasonable walking distance of the Titanic Quarter Rail Halt. From here, rail services are available to the entire rail network across Ireland. There will be no car parking provided within the curtilage of the site. A centrally located cycle store will be provided within the ground floor of the development and this will be lit and covered. The applicant submitted a travel plan as part of the application. The Travel Plan has shown that there are several measures, which could be used to encourage residents to travel to/from the development by an alternative method of transport other than the private car. DFI Roads offered no objections to the proposal subject to conditions.</p>
7.30	<p>Infrastructure Capacity The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200-year coastal flood plain. DFI Rivers have reviewed the drainage assessment and have commented that they require a PDE response from NIW consenting to discharge to their system and attenuation size and calculations based on the discharge rate stipulated in the PDE response letter in order to fully assess the submitted drainage assessment. NI Water have no objection to the proposal. Given the scale and nature of development proposed, it is not considered that proposed development would have a significant impact on existing infrastructure and as such, there are no issues of principle. In addition, connections to the water and foul sewer system are covered by separate legislation.</p>
7.31	<p>Impact on Human Health The proposal will not result in an unacceptable impact in terms of noise, air quality or contamination issues. Environmental Health has no objection subject to conditions.</p>
8.0	<p>Conclusion Having regard to the Development Plan and all other relevant material considerations, the proposal is considered unacceptable and refusal is recommended for the reasons</p>

	set out in the case officer report below. It is requested that delegated authority is given to the Strategic Director of Place and Economy to finalise the refusal reasons.
9.0	Reasons for Refusal:
9.1	The proposal would result in in overdevelopment of the site and would be out of character with the area. The proposal is therefore contrary to the SPPS and Policy QD 1 Criteria a and b of PPS 7 –Quality Residential Developments, if permitted, it would result in an over dominant building which would result unacceptable damage to the local character due to the proposed height, scale, massing, density and overdevelopment of the site.
9.2	The proposed amenity provision is inadequate and inappropriate and is therefore contrary to the SPPS and PPS 7 Policy QD1 of Planning Policy Statement 7 criteria (c) in that the development would, if permitted create undesirable living conditions for prospective residents due to inadequate provision of quality private and communal amenity space and internal layout.
9.3	The proposal will impact on the setting of the listed buildings and as a result fails to comply with PPS 6 Policy BH 11 Development affecting the Setting of a Listed Building.

ANNEX	
Date Valid	17th July 2020
Date First Advertised	31st July 2020
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
1 Abetta Parade Belfast Down The Owner/Occupier, 1 Templemore Avenue,Belfast,Down,BT5 4FP 14c Stockmans Lane Belfast The Owner/Occupier, 171 Newtownards Road,Belfast,Down,BT4 1AB The Owner/Occupier, 173 Newtownards Road,Belfast,Down,BT4 1AB 2 Kensington Court Craigavon Down 23 Orangefield Green Belfast Down 239 Newtownards Road Belfast Down 239 Newtownards Road Belfast Down The Owner/Occupier, 4 Saunders Close,Belfast,Down,BT4 1EJ 42 Cabin Hill Park Belfast Down	

5 Oval Court Belfast Down
 The Owner/Occupier,
 5 Saunders Close,Belfast,Down,BT4 1EJ
 The Owner/Occupier,
 5 Templemore Avenue,Belfast,Down,BT5 4FP
 The Owner/Occupier,
 7 Templemore Avenue,Belfast,Down,BT5 4FP
 The Owner/Occupier,
 Belfast Metropolitan College,Tower Street,Belfast,Down,BT5 4FH
 George Dorrian
 DUP Councillor,Titanic DEA
 The Owner/Occupier,
 Flat 1,2 Templemore Avenue,Belfast,Down,BT5 4FT
 Megain Memorial Church Of The Nazarene Newtownards Road Belfast

Representations from Elected Representatives:

Cllr Dorrian in support

Date of Last Neighbour Notification	3/8/20
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Date of EIA Determination	
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ES Requested	No
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Drawing Numbers and Title

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

Application	Issues Raised	Action
<p>LA04/2020/1363/F-173 Newtownards Road, Belfast, BT14 1AB and nos 1-5 Templemore Avenue, Belfast-21 apartments and 3 retail units</p>	<ul style="list-style-type: none"> Additional representations in support of the proposal received from the following. <p>MLA Andy Allen Councillor Adam Newton Councillor Sonia Copeland Councillor John Kyle David Gavaghan Carole Howard Robert Johnston Amy Hofmann Simon Hamilton, Belfast Chamber</p> <p>Comments were in support of the proposal citing positive regeneration benefits, provision of mixed tenure housing, revitalising a derelict site, provision of social housing, wider community social and economic benefits, increased density and the proposal supports the goals of the Belfast Agenda.</p> <p>Email received from agent on 17th May requesting that members defer the application to allow for the submission of additional information/amended plans relating to an internal layout of kitchens and further provision of amenity space.</p> <p>HED provided a response today 18th May 2021 reiterating their position. HED commented that the proposal has an adverse impact on the listed buildings when assessed under paragraph 6.12 (setting) of Strategic Policy Planning Statement for Northern Ireland and policy BH 11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.</p>	<p>Members to note. Comments of su previous support letters and are al assessed within the Case officer r the exception of social housing. TH been no indication within the propo suggest that the proposal is for so housing.</p> <p>Members to note. If these two mat resolved, the fundamental concern associated with the proposal in res scale, height and mass remain.</p> <p>Members to note that HED's positi unchanged.</p>

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 16 November 2021	
Application ID: LA04/2021/1778/F & LA04/2021/1779/LBC	
Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities. This includes works to the listed building that comprise relocation and reconfiguration of platform lift and stair, construction of internal walls, reconfiguration of toilet area at mezzanine level, provision of accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in existing external and internal walls for access and services, installation of meeting / viewing room pod with associated internal bridge structure, installation of distillery equipment and platform, provision of penthouse ridge vents and various localised minor alterations and repairs.	Location: Thompson Dock Pump House and Car Park of Northern Ireland Science Park (Innovation Centre), Queens Road, Belfast BT3 9DT
Referral Route: Major application	
Recommendation:	Approval subject to Conditions
Applicant Name and Address: Titanic Distillers Ltd Titanic Dock & Pumphouse Queens Road Belfast BT3 9DT	Agent Name and Address: O'Toole & Starkey Ltd Arthur House 41 Arthur Street Belfast BT1 4GB
Executive Summary: These applications seek full permission and Listed Building Consent for the change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities. This includes works to the listed building that comprise relocation and reconfiguration of platform lift and stair, construction of internal walls, reconfiguration of toilet area at mezzanine level, provision of accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in existing external and internal walls for access and services, installation of meeting / viewing room pod with associated internal bridge structure, installation of distillery equipment and platform, provision of penthouse ridge vents and various localised minor alterations and repairs. The key issues in the consideration of these applications are: <ul style="list-style-type: none"> • principle of the proposed use • design and impact on built heritage 	

- impact on natural heritage
- access and parking
- flood risk
- waste management
- other environmental matters

The application site is located at Thompson Dock Pump House and is a Grade B1 Listed Building (HB26/07/010). It is also adjacent to two Scheduled Monuments: Alexandra Dry Dock (DOW004:500) and Thompson Dry Dock (DOW004:502).

The site is within the development limits of Belfast within the Belfast Urban Area Plan 2001 and Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) (dBMAP 2015).

The proposal has been assessed against, and is considered acceptable having regard to, the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015), PPS2, PPS3, PPS6, PPS13, PPS15 and PPS16, as well as other relevant material considerations.

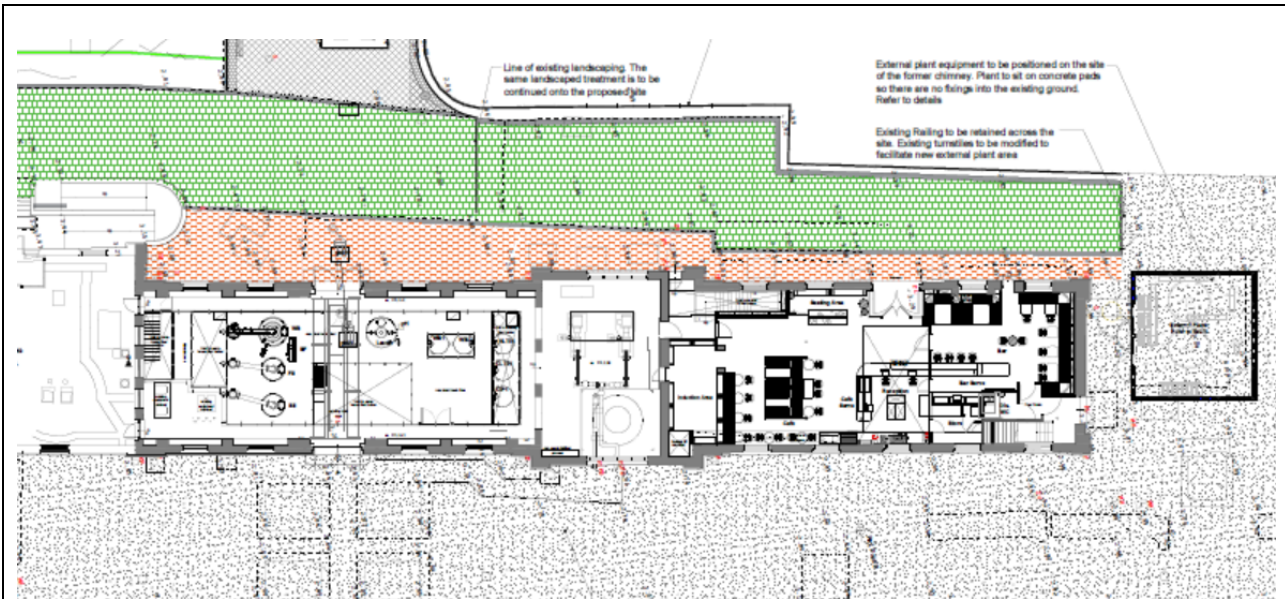
There have been no objections raised by consultees, however, responses from HED Historic Monuments and DAERA Marine and Fisheries Division are still outstanding. Following advertisement in the local press as well as neighbour notification, no written representations have been received.

It is recommended that planning permission and Listed Building Consent are granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.

Case Officer Report

Site Location Plan





Representations:

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

1.0 Proposal and characteristics of the area

Description of Proposed Development

1.1 Full planning permission and Listed Building Consent are sought for a change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities. This includes works to the listed building that comprise relocation and reconfiguration of platform lift and stair, construction of internal walls, reconfiguration of toilet area at mezzanine level, provision of accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in existing external and internal walls for access and services, installation of meeting / viewing room pod with associated internal bridge structure, installation of distillery equipment and platform, provision of penthouse ridge vents and various localised minor alterations and repairs.

1.2 The application follows a Pre-Application Discussion (PAD) with officers.

Description of Site

1.3 The site is located at Thompson Dock Pump House and car park of Northern Ireland Science Park (Innovation Centre), Queens Road.

1.4 The site includes the northern block of the existing pumphouse and the existing car park of the Innovation Centre, to which no changes are proposed.

1.5 The pumphouse is a Grade B1 listed building (HB26/07/010) and is directly adjacent to two Scheduled Monuments: Alexandra Dry Dock (DOW004:500) and Thompson Dry Dock (DOW004:502). The building has a deep basement level to house the pumps and a mezzanine floor within the northern section.

1.6 The area is characterised by offices, maritime tourist attractions and educational infrastructure. The site is un-zoned and within the development limits of the Belfast Urban Area Plan (BUAP). In both the 2004 and 2014 versions of dBMAP 2015, the application building is identified as being part of a “Heritage Node” within the designated “BHA 1 Titanic Quarter” Mixed Use area. In addition to this, the application building is not zoned for any use by the Belfast Harbour Local Plan (BHLP).

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

- 3.1 Planning permission was granted in August 2007 under application Z/2007/1239/F for internal and external refurbishment of building to include temporary access ramp and public toilets.
- 3.2 Permission was refused in June 2009 under application Z/2008/0752/F for change of use from former workshop and store to provide a visitor, interpretation facility.
- 3.3 Permission was granted in July 2015 under application Z/2014/0875/F for the restoration, repair and internal alterations of existing blocks 1-3 of Thompson Dock Pump House for visitor facilities for HMS Caroline. This also included the restoration of Alexandra Dock and external surfacing works.
- 3.4 The most recent planning history relates to application LA04/2019/1848/LDE for ‘Continued use as restaurant/café’, which was granted permission in October 2019.
- 3.5 The current proposal falls under the category of Major Development, and therefore Pre Application Community Consultation was carried out, under the planning reference LA04/2020/2127/PAN and a pre-application community consultation report was submitted with the application.

4.0 Policy Framework

- 4.1 Belfast Urban Area Plan 2001
- 4.2 Draft Belfast Metropolitan Area Plan 2015 (v2004)
- 4.3 Draft Belfast Metropolitan Area Plan 2015 (v2014)
- 4.4 Strategic Planning Policy Statement (SPPS)
- 4.5 Planning Policy Statement (PPS) 2: Natural Heritage
- 4.6 Planning Policy Statement (PPS) 3: Access, Movement and Parking
- 4.7 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage
- 4.8 Planning Policy Statement (PPS) 15: Planning and Flood Risk
- 4.9 Planning Policy Statement (PPS) 13: Transportation and Land Use
- 4.10 Planning Policy Statement (PPS) 16: Tourism
- 4.11 Developer Contribution Framework (2020)

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 DfC HED Historic Buildings – No objection subject to conditions
- 5.5 DfC HED Historic Monuments – Awaiting response
- 5.6 DAERA Regulation Unit – No objection subject to conditions
- 5.7 DAERA Water Management Unit – No objection subject to conditions
- 5.8 DAERA Natural Environment Division – No objection
- 5.9 DAERA Marine and Fisheries Division – Awaiting response

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

6.2 BCC City, Regeneration and Development team – welcomes the proposal, adding that the applicant should give consideration to opening up space adjacent in order to enhance the Maritime Mile experience.

7.0 Representations

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

8.0 Other Material Considerations

8.1 Department of Environment Parking Standards

8.2 The UK Marine Policy Statement (MPS)

8.3 The Draft Marine Plan for Northern Ireland

8.4 Integrated Coastal Zone Management Strategy for Northern Ireland 2006-2026.

9.0 Assessment

Status of the Development Plan

9.1 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 (v2014) had reached pre-adoption through a period of independent examination, the policies within the draft BMAP 2015 still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. Given the advanced stage at which draft BMAP 2015 (v2014) had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious).

9.2 The key issues for consideration of these applications are:

- principle of the proposed use
- design and impact on built heritage
- impact on natural heritage
- access and parking
- flood risk
- waste management
- other environmental matters

Principle of the proposed use

9.3 The site is within the development limits of Belfast within both the Belfast Urban Area Plan 2001, and both versions of draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014).

9.4 The site is un-zoned “white land”. It is noted that the adjacent three blocks to the south are in use as a visitor’s centre in association with HMS Caroline, now in the Alexandra dock. It is considered that the proposed use of the building and site as a distillery with associated ancillary visitor tour facilities is compliant with the SPPS, PPS 4 and PPS 16, and acceptable in principle.

Design and impact on Built Heritage

- 9.5 The building is Listed (Grade B1) and within close vicinity to two Scheduled Monuments, Alexandra Dry Dock and Thompson Dry Dock. Therefore, both HED Historic Monuments and Historic Buildings have been consulted.
- 9.6 The majority of the proposed works to the building are internal in order to accommodate the plant equipment required for a working whiskey distillery. Externally there are minimal changes proposed, with any new openings designed to be subtle and covered or existing openings used wherever possible. The external plant area is proposed to be located to the north of the listed building, where a chimney column once sat. This is to be freestanding to prevent any impact or harm to the scheduled Thompson Dock Scheduled Monument. It will also be clad in Corten steel type material, which is visually acceptable for the area.
- 9.7 HED Historic Buildings responded with no objections to the proposed scheme subject to conditions. They welcome the re-use of the building and consider the proposed change of use appropriate. They stated the proposed plant room, which reflects the footprint of the former chimney base and imprints the original façades onto its modern Corten steel enclosure, is both respectful and sympathetic. Having regard to this advice, the proposal is considered to satisfy policies BH 7, BH 8 and BH 11 of PPS 6.
- 9.8 Having reviewed the applicant's Archaeological and Heritage Plan of Works, HED Historic Monuments stated that a Schedule Monument Consent should be applied for and granted prior to any decision being made. This is due to works within the area of the Scheduled Monuments including a new external ramp, surface treatments and external plant equipment to be set on the site of the former chimney. Subject to a SMC being granted, HED Historic Monuments stated they would be content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. Suggested conditions were included in their response to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ.
- 9.9 The planning agent submitted a copy of the SMC which was granted on 11th October 2021. This has been forwarded to HED Historic Monuments for final comments.

Impact on natural heritage

- 9.10 DAERA Natural Environment Division (NED) confirmed a bat roost exists within the clocktower of the building and a wildlife licence would be required for works to the building. A preliminary Ecological Appraisal and Bat Emergence/Re-entry study were submitted as part of the application, however, further details were requested in the form of a revised mitigation plan and drawings to include the mitigation for the impact to the bat roost located during the re-entry surveys.
- 9.11 In order for the wildlife licence to be granted a minimum of 3 bat boxes would be required, preferring that 2 of the bat boxes should be built into the structure of the new refurbished building and one external bat box to cover the construction phase of the development which would also be a permanent fixture of the building. It was confirmed however through the submission of an amended Construction Method Statement that painting is only works proposed for the clock tower and NED is therefore content that the proposed development is unlikely to significantly impact the known bat roost. The proposal is considered to comply with Policies NH 1 and NH 2 of PPS 2.
- 9.12 NED also requested that DAERA Water Management Unit's comments be noted. WMU cited concern over the potential impact on sewage loading to Belfast waste-water treatment

works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised. Having considered the Outline Construction Environmental Management Plan (OCEMP) and Construction Method Statement, WMU are 'generally happy' with the principles, however, they suggest a condition requiring the submission of a final CEMP/CMS to be agreed in writing prior to works commencing should approval be granted.

Access and parking

- 9.13 Policies AMP 1, AMP 2 and AMP 7 of PPS 3 apply. A Transport Assessment Form and Service Management Plan were submitted as part of the application. No changes are proposed to the existing car park and entrance.
- 9.14 The scale of development and transport implications of the proposal were assessed by DfI Roads and considered to be acceptable. They responded to consultation with no objection subject to conditions should approval be granted. The proposal is considered acceptable when assessed against PPS3.

Flood Risk

- 9.15 The application site is in close proximity to Belfast Lough Marine Protected Areas and therefore DAERA Marine and Fisheries Division provided comments. They advised consideration should be given to UK Marine Policy Statement Section 2.6.7.4 under climate change adaption and mitigation and Section 2.6.8 under coastal change and flooding, and suggested an informative to be included should approval be granted.
- 9.16 Marine and Fisheries Division also considered the impacts of the proposal on the scheduled marine archaeology (scheduled monuments) and considered the proposal to be, in principle, acceptable to Policy BH1 of PPS6, subject to a Scheduled Monument Consent being granted. As stated previously a copy of this was submitted (dated 11th October 2021) and this was forwarded to DAERA. At the time of writing their final comments are outstanding but it is expected that they will be content.
- 9.17 DfI Rivers Flood Maps (NI) confirm the site is affected by the 1 in 200 year coastal plain and therefore FLD 1 of PPS 15 applies. The proposed development constitutes an exception to the policy as stated within FLD 1, in that the building is existing and site has been previously developed. A drainage/flood risk assessment was submitted which notes this project has regional economic importance as a visitor destination and given the listed building status to be used for the distillery an alternative location would not secure the long term use and associated upkeep and maintenance of this regionally significant listed building. The report considered all sources of flood risk to and from the proposed development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development. It confirms that the existing ground floor and lower floors will flood in a T200 Tidal event. The dock is a Scheduled Monument, so no external flood prevention walls or measures are possible, but proposes mitigation measures including flood Resilience measures, demountable floor guards, the implementation of a robust flood mitigation measures including flood alarms, and a flood emergency evacuation plan including an escape route. The report concludes if all the recommendations in this report are implemented fully then it is considered that this proposal has an acceptable level of flood risk in this circumstance.
- 9.18 DfI Rivers offers no objection and the proposal is considered acceptable having regard to PPS 15.

Waste management

9.19 For the proposal it has been important to clarify specific arrangements for the storage of effluent or other process waste product from the distillery. An updated Service Management Plan alleviated any concerns for BCC City Services Team with regards to waste management measures and they offer no objection to the proposal.

Other environmental matters

9.20 A Preliminary Risk Assessment was submitted relating to the risk of contaminated land on the site. BCC Environmental Health and DEARA both responded with no objection to the proposal and suggesting standard conditions to be included should contamination be discovered during the course of construction should approval be granted.

9.21 The noise impact assessment showed predicted noise levels as low for both the nearest residential property (which is some distance away), and also the nearest commercial property. Whilst the submitted air quality assessment presented some inaccuracies, BCC Environmental Health sought clarification and has no concerns regarding NO2 from the proposed development.

9.22 BCC Environmental Health offer no objection to the proposal which is considered acceptable with regard to other environmental considerations such as land contamination, noise and air quality.

Conclusion

9.23 Having regard to the policy context and other material considerations above, the proposal is considered acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions, subject to no new substantive planning issues being raised by consultees and third parties.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to Conditions

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 commencement of structural alterations, a method statement shall be submitted to and approved in writing by the Council to demonstrate how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction and demolition work. The work shall be carried out fully in accordance with the details approved.

Reason: To safeguard the special qualities of the Listed Building.

3. Prior to the commencement of works details of all finishes, schedules and samples for all new external and internal works shall be submitted and agreed in writing with the Council. The work shall be carried out fully in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

4. Under no circumstances whatsoever are heavy duty powered tools (for example, air-driven tools; electric angle grinders and so forth) to be used to cut back masonry joints prior to repointing.

Reason: To safeguard the special qualities of the Listed Building.

5. Before work begins on masonry cleaning, a method statement showing how the cleaning will conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete) must be submitted to and agreed and approved in writing by the Council. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the approved method recorded. The masonry cleaning shall not take place unless in accordance with the approved details.

Reason: To safeguard the special qualities of the Listed Building.

6. Windows and external doors shall be repaired in accordance with the method statements set out in 8.04 & 8.05 of the Construction Method Statement submitted for LA04/2021/1778/F. Final coat of paint to all external joinery shall be brush-applied on site (i.e. not factory finished).

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

7. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

8. Prior to commencement of the suspended Meeting Pod, samples shall be submitted to and approved in writing by the Council in respect of the materials and finishes proposed for the:

- a. soffit (underside of floor);
- b. glazing panels and framing; and
- c. vent cowls (these should terminate via the roof directly above).

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

9. Prior to commencement of works external finishes, samples shall be submitted to and approved in writing by the Council in respect of materials and finishes proposed, to include;

- a) Replacement sample if sufficient slate is not salvageable from the existing roof;
- b) Replacement rainwater goods;
- c) Vent cover grilles;
- d) Brickwork, to include size, colour, texture and pointing mortar mix; and
- e) Corten panel to plant enclosure.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

10. No work shall commence on external landscaping until samples of all surface finishes have been submitted to and agreed in writing by the Council. Samples shall be retained on site until completion of the works. The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

11. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council.

The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

12. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 11. These measures shall be implemented, and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

13. The parking facilities, as described in the Transport Assessment Form, published on the Planning Portal 29th July 2021, shall be open and available for use during all hours of business.

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

14. The development hereby permitted shall operate in accordance with the Service Management Plan published on the Planning Portal 20th August 2021.

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

15. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified in writing immediately. This new contamination shall be fully investigated in accordance

with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

16. Prior to the commencement of works, a final Construction Environmental Management Plan (CEMP) / Construction Method Statement (CMS) shall be submitted to and agreed in writing with the Council. The works shall not be carried out unless in accordance with the approved CEMP.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment prior to works beginning on site.

17. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease, and the Planning Authority shall be notified in writing immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-managethe-risks> In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and approved in writing by the Planning Authority, and subsequently implemented and verified to its satisfaction.

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

18. After completing all remediation works under Condition 17 and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

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.

Signature(s)

Date:

ANNEX	
Date Valid	1st July 2021
Date First Advertised	13th August 2021
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 2,3-5 ,Milewater Basin,Belfast,Down,BT3 9AS</p> <p>The Owner/Occupier, First Floor,Concourse 3,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Fourth Floor,Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Grant Electrical Services,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Ground Floor (Left Front),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Ground Floor (Left Rear),Concourse 3,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Ground Floor (Right),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, H M S Caroline,Milewater Basin,Belfast,Down,BT3 9AD</p> <p>The Owner/Occupier, Harland & Wolff Shipbuilding & Heavy Ind,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 1,11 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 1,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 2,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 3-4,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Office 7-10,Unit 6,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Offices 5 & 6,Concourse 2,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Second Floor (Left),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Second Floor (Right),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Shipbuilding Works,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> <p>The Owner/Occupier, Third Floor (Left),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT</p>	

The Owner/Occupier,
 Third Floor (Right),Concourse 3, Unit 5,20 Queens Road,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
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 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Thomas Andrews House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Unit 6-8 Oakbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Works,Musgrave Channel Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Works,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT
 The Owner/Occupier,
 Zero Refrigeration,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT

Date of Last Neighbour Notification	4th August 2021
Date of EIA Determination	9 th Septmeber 2021
ES Requested	No

Planning History

Ref ID: LA04/2020/2127/PAN

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facility

Address: Thompson Dock pump house, Queens Road, Belfast, BT3 9DT,

Decision: PANACC

Decision Date:

Ref ID: LA04/2021/1778/F

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities.

Address: Thompson Dock Pump House and Car Park of Northern Ireland Science Park (Innovation Centre), Queens Road, Belfast, BT3 9DT.,

Decision:

Decision Date:

Ref ID: LA04/2021/1779/LBC

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities.

Address: Thompson Dock Pump House, Queens Road, Belfast, BT3 9DT.,

Decision:

Decision Date:

Ref ID: LA04/2016/1894/DC

Proposal: Discharge of condition 2 on planning application Z/2014/0875/F
Address: Blocks 1,2,and 3 of, Thompson Dock Pump House, Thompson Dock Pump House,
Queens Road, Belfast,
Decision: AL
Decision Date:

Ref ID: Z/2012/0892/F
Proposal: Restoration and repair of existing blocks1&2 including re-roofing external fabric repairs & new windows. Internal alterations including removal of existing walls and services to provide open plan office accommodation with meeting rooms, WC & tea points as well as mezzanine to block2. New external ramps to block 1& 2 to provide disabled access.
Address: Thompson Dock Pump House, Queens Road, Belfast, BT3 9DT,
Decision: PG
Decision Date: 19.09.2012

Ref ID: LA04/2018/1103/A
Proposal: To incorporate 1No. sided standard six sheet advertising display unit at leaving end within a Belfast Rapid Transit Shelter
Address: Queens Road outside White Star House approx. 20m East of entrance to Catalyst Inc
Note: This location also identified as BRT Halt - Catalyst Inc Country Bound,
Decision: CG
Decision Date: 28.06.2018

Ref ID: LA04/2017/0357/PAN
Proposal: The construction of a 5 storey office development for science and IT based businesses, and associated car parking, landscaping, public amenity space etc.
Address: Queens Road, Queens Island, Belfast, BT3 9DT,
Decision: PANCON
Decision Date:

Ref ID: LA04/2017/1991/F
Proposal: Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.
Address: Land adjacent to, Concourse Buildings, Queens Road, Belfast, BT3 9DT.,
Decision:
Decision Date:

Ref ID: Z/2000/2505
Proposal: Proposed mixed use development.
Address: Titanic Quarter, Belfast Harbour, Belfast BT3.
Decision:
Decision Date:

Ref ID: Z/1991/0033
Proposal: Infill of Alexandra dry dock
Address: ALEXANDRA DRY DOCK QUEENS ROAD BELFAST BT3
Decision:
Decision Date:

Ref ID: Z/2003/2564/F
Proposal: Removal of condition no 7 from planning permission ref Z/2001/0920/F, for innovation centre small/ medium technology companies.
Address: Innovation Centre, Queens Road, Queens Island, BT3 9DT
Decision:
Decision Date: 15.12.2003

Ref ID: Z/2001/0920/F

Proposal: Construction of phase 1 infrastructure, building, associated car parking, landscaping and other ancillary works for the Northern Ireland Science Park. Building to provide accommodation for high growth small to medium sized high technology companies.

Address: Queens Road, Queens Island, Belfast

Decision:

Decision Date: 19.11.2001

Ref ID: Z/2006/2677/F

Proposal: Erection of an extension to the Innovation Centre to provide exhibition and information space.

Address: Land to the north of the Innovation Centre, Northern Ireland Science Park, Queens Road, Queens Island, Belfast

Decision:

Decision Date: 04.04.2007

Ref ID: Z/2003/0535/RM

Proposal: Construction of building No.3 for high growth medium to large size high technology companies, infrastructure, associated car parking, landscaping and other ancillary work.

Address: Queens Road, Queens Island, Belfast, BT3 9DU

Decision:

Decision Date: 18.12.2003

Ref ID: Z/1998/1019

Proposal: Construction of 50 cubic metre spoil bay for waste transfer of excavated footway and carriageway material

Address: CLARENCE WORKS QUEENS ROAD BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2005/1435/A

Proposal: 6 x internally illuminated signs.

Address: White Star House, N.I. Science Park, Queens Road, Queens Island, Belfast. BT3 9DT

Decision:

Decision Date: 23.09.2005

Ref ID: LA04/2017/0751/PAN

Proposal: The construction of a 5-storey office development for Science and I.T. based business, and associated car parking, landscaping, public amenity space etc.

Address: Queens Road, Queens Island, Belfast, BT3 9DT.,

Decision: PANACC

Decision Date:

Ref ID: Z/2004/2695/F

Proposal: Construction of building No.3 (accommodation for hi-tech companies), infrastructure, associated car parking, landscaping and other ancillary works. (Amendment to previous reserved matters, ref: Z/2003/0535/RM)

Address: Northern Ireland Science Park, Queens Road, Queens Island, Belfast.

Decision:

Decision Date: 17.02.2005

Ref ID: Z/2013/1509/F

Proposal: Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station

Address: Land East of Queen's Road and Northern Ireland Science Park, south of channel commercial park and west of Musgrave Channel Road, Queens Road, Queen's Island, Belfast,
Decision: PG

Decision Date: 12.08.2014

Ref ID: Z/2013/1511/F

Proposal: Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.

Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT,
Decision: PG

Decision Date: 08.12.2015

Ref ID: Z/2011/0118/F

Proposal: Erection of 2 no. film studios with associated ancillary accommodation and car-parking.

Address: site to north-east of existing 'Paint Hall' structure, Queen's Road, Titanic Quarter, Belfast,

Decision:

Decision Date: 21.11.2011

Ref ID: Z/2000/2205/O

Proposal: Science Park (research driven centre for knowledge based industry)

Address: Queen's Road, Queen's Island, Belfast

Decision:

Decision Date: 12.04.2001

Ref ID: Z/2001/0922/O

Proposal: Redevelopment of the site as a science park

Address: Queens Road, Queens Island, Belfast

Decision:

Decision Date: 22.03.2002

Ref ID: Z/2007/1222/LB

Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets

Address: Thompson Dock Pump House, Titanic Quarter, Belfast

Decision:

Decision Date: 16.08.2007

Ref ID: Z/2007/1239/F

Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets

Address: Thompson Dock Pump House, Titanic Quarter, Belfast.

Decision:

Decision Date: 16.08.2007

Ref ID: Z/2012/0158/LBC

Proposal: Restoration and repair of existing blocks 1 and 2 including re-roofing, external fabric repairs and new windows. Internal alterations including removal of existing walls and services to provide open plan office accommodation with meeting rooms, WC and tea points and mezzanine to block 2

Address: Blocks 1 and 2 Pump House, Thompson Dock, Queen's Road, Belfast, BT3 9DV,
Decision: CG
Decision Date: 19.09.2012

Ref ID: Z/2008/0490
Proposal: Pump House Visitor Centre
Address: NI Science Park, Queens Road, Queens Island, Belfast
Decision:
Decision Date:

Ref ID: Z/2008/0784/LB
Proposal: Proposed works to former boiler block to provide a visitor interpretation centre.
Address: Thompson Pump House, Queens Road, Belfast, BT3
Decision:
Decision Date: 29.06.2009

Ref ID: Z/2008/0752/F
Proposal: Change of use from former workshop and store to provide a visitor, interpretation facility
Address: Thompson Pump-House, Queens Road, Queens Island, Belfast, BT3 9DT
Decision:
Decision Date: 29.06.2009

Ref ID: Z/2005/0299/F
Proposal: Erection of 1.2m high security fence around existing perimeter.
Address: ECIT, Northern Ireland Science Park, Queen's Road, Belfast BT3 9DT
Decision:
Decision Date: 16.05.2005

Ref ID: Z/2011/0834/F
Proposal: Construction of a new sea defence structure to maintain the Graving Dock.
Address: Northern Ireland Science Park, Thompson Graving Dock, Queens Island, Belfast, BT3 9DT,
Decision:
Decision Date: 09.09.2011

Ref ID: Z/2005/1842/F
Proposal: Construction of 3 no. buildings to provide accommodation for high growth, medium to large high technology companies and a landscaped courtyard with associated car parking.
Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT
Decision:
Decision Date: 16.06.2006

Ref ID: LA04/2018/1450/DETEI
Proposal: 4 storey extension with minor refurbishment works.
Address: ECIT, QUB, Northern Ireland Science Park, Queens Road, Queens Island, Belfast, BT3 9DT,
Decision:
Decision Date:

Ref ID: LA04/2018/1892/F
Proposal: Four storey extension to the front of existing ECIT building.
Address: The Institute of Electronics, communications and Information Technology (ECIT), Queens University Belfast (QUB), Northern Ireland Science Park, Queens Road, Queens Island, Belfast, BT3 9DT.,

Decision: PG
Decision Date: 07.09.2020

Ref ID: Z/2014/0875/F

Proposal: Restoration, repair and internal alterations of existing blocks 1-3 of Thompson Dock Pump House for visitor facilities for HMS Caroline. Restoration of Alexandra Dock and external surfacing works

Address: Blocks 1, 2 & 3 of Thompson Dock Pump House, Thompson Dock, Queens Road, Belfast, BT3 9DV,

Decision: PG
Decision Date: 07.07.2015

Ref ID: LA04/2015/0808/A

Proposal: Installation of 4 interpretive signs at the Thompson Dry Dock

Address: Northern Ireland Science Park, Innovation Centre, Queen's Road, Queen's Island, Belfast, BT3 9DT,

Decision: CG
Decision Date: 11.01.2016

Ref ID: Z/2014/0877/LBC

Proposal: Restoration, repair and internal alterations of existing blocks 1-3 of Thompson Dock Pump House for visitor facilities for HMS Caroline. Restoration of Alexandra Dock and external surfacing works

Address: Blocks 1 2 and 3 of Thompson Dock Pump House, Thompson Dock, Queen's Road, Belfast, BT3 9DV,

Decision: CG
Decision Date: 07.07.2015

Ref ID: Z/2014/0806/LDE

Proposal: NISP are seeking confirmation that the roadway marked in green on an attached plan (L02) does not require planning permission on the grounds that it has been on this footprint since circa 1905-11 and has simply been re surfaced and level raised since. Proof of this is given in the accompanying portfolio of historic photographs and maps.

Address: Roadway alongside, Thompson Dock, Queens Island, Belfast,

Decision: PPG
Decision Date:

Ref ID: LA04/2019/0471/LBC

Proposal: Replacement of timber main entrance doors to block 1 (D30) with new doors of amended design-lower height doors with 2 top lights due to damage. Painted hardwood timber with single glazing as per original.

Address: Blocks 1, 2 & 3 of Thompson Dock Pump House, Thompson Dock, Queens's Road, Belfast, BT3 9DV.,

Decision: CG
Decision Date: 30.05.2019

Ref ID: LA04/2019/1848/LDE

Proposal: Continued use as Restaurant/Cafe.

Address: Thompson Dock Pump House, Queens Road, Belfast, BT3 9DT.,

Decision: PG
Decision Date:

Ref ID: LA04/2020/0565/F

Proposal: Proposed 20m telecommunications column, with 6no. antennae (3No. enclosed within a shroud. 3no. not enclosed) and 3No. radio units. Proposal includes the provision of 4No. new equipment cabinets and associated ground works.

Address: On lands adjacent to, The Innovation Centre carpark, 26m west of, 15 Queens Road, Queens Island, Belfast, BT3 9DT.,

Decision: PG

Decision Date: 01.12.2020

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A

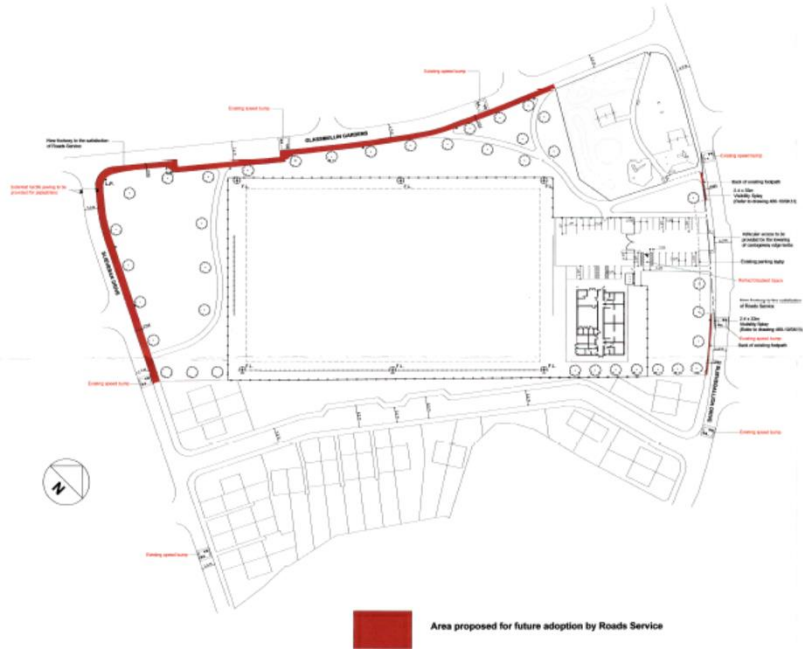
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 16 th November 2021	
Application ID: LA04/2021/2127/F	
Proposal: Application under section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission LA04/2020/1864/F (erection of new pavilion, new 3G all weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking to vary conditions 4, 7 and 9 (seeking to vary the Private Street Determination drawing to be implemented).	Location: Glassmullin Gardens/Slieveban Drive, Belfast
Referral Route: Varying Conditions relating to Major development	
Recommendation:	Approval
Applicant Name and Address: De La Salle College 38 Edenmore Road Belfast BT11 8LT	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: The application seeks to vary conditions 4, 7 and 9 of planning permission LA04/2020/1864/F under Section 54 of the Planning Act (Northern Ireland) 2011. The original application grants planning permission for the Erection of new pavilion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking. Z/2014/0077/F was granted permission on 25/06/2015. The development was commenced within the time limits. The site is located within the development limits of Belfast within the Belfast Urban Area Plan 2001 and both versions of Draft Belfast Metropolitan Area Plan (2015). The site is within an existing area of open space now characterised by the development previously approved. The variation of conditions 4, 7 and 9 seeks to amend the approved private streets determination drawing, by addressing fundamental concerns which the local community have relating to the orbital footpath approved under Z/2014/0077/F. DfI Roads Service were consulted in relation to the amended proposal and responded with no objections to the proposed variations and also advised that condition 7 should be deleted. On balance the proposed revisions are acceptable. It is recommended that the proposal is approved subject to the conditions set out in the report with delegated authority for the Director of Planning and Building Control to finalise the wording of conditions.	

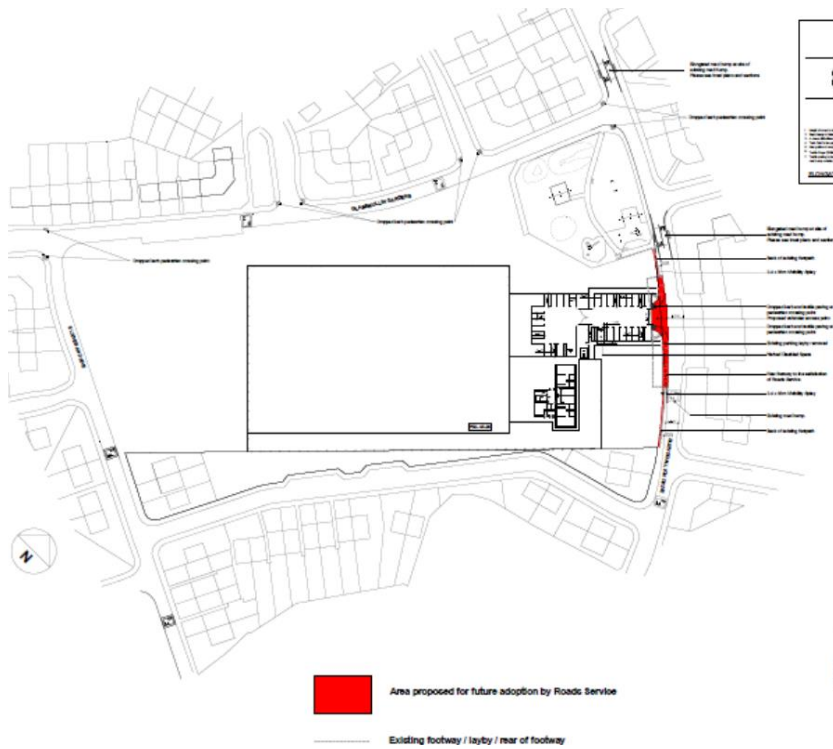
Case Officer Report

Site Location Plan





Original approved PSD



Proposed PSD

Representations:	
Letters of Support	0
Letters of Objection	0
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

This is an application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission LA04/2020/1864/F (erection of new pavilion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking to vary conditions 4, 7 and 9 (seeking to vary the Private Street Determination (PSD) drawing to be implemented).

2.0 Description of Site

The application site is approximately 1.9ha in size within a mainly residential area, with a number of commercial properties to the North of the site. Development is at an advanced stage of the previously approved application under Z/2014/0077/F. The site is located within the development limits of Belfast within the Belfast Urban Area Plan 2001 and both versions of Draft Belfast Metropolitan Area Plan (2015), and identified as an existing area of open space.

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 Z/2014/0077/F for "Erection of new pavilion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking" which was approved permission on 22/06/15.

3.2 The most recent history on the site is planning permission LA04/2020/1864/F (which this proposal seeks to vary), which was granted on 30th March 2021 for "Application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission Z/2014/0077/F (erection of new pavilion, new 3G all-weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking) to vary Condition 13 (seeking to vary the scheme of landscaping to be implemented)"

4.0 Policy Framework

- 4.1 Belfast Urban Area Plan 2001
- 4.2 Draft Belfast Metropolitan Area Plan 2015 (v2004)
- 4.3 Draft Belfast Metropolitan Area Plan 2015 (v2014)
- 4.4 Strategic Planning Policy Statement (SPPS)
- 4.5 Planning Policy Statement (PPS) 3: Access, Movement and Parking

5.0 Statutory Consultees

5.1 DfI Roads Service – no objection subject to amended conditions

6.0 Non-Statutory Consultees

6.1 None

7.0 Representations

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

7.3 This application seeks only to vary Conditions 4, 7 and 9 of LA04/2020/1864/F which relate solely to road safety issues. No other aspects of the approved development will be revisited having been assessed already as part of the previous application.

8.0 Other Material Considerations

None

9.0 Assessment

9.1 Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

9.2 Following the Court of Appeal decision relating to BMAP, the extant development plan is now The Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious).

9.3 This application seeks to vary Conditions 4, 7 and 9 of planning permission LA04/2020/1864/F under Section 54 of the Planning Act (Northern Ireland) 2011 to allow for amendments to the PSD drawing to be implemented. The development permitted under Z/2014/0077/F was required by Section 61 of the Planning Act (Northern Ireland) 2011 to commence before 22nd June 2020. A site visit has confirmed that the development was commenced and that the original permission remains extant.

9.4 The proposal seeks to address local community concerns by reducing the orbital footpath approved under Z/2014/0077/F, and to deliver a development which is embraced and supported as a valued community asset. The community remain strongly opposed to the landscaping and the orbital footpath approved under the original permission (Z/2014/0077/F) as this is considered to erode the remaining open space at Glassmullin Green.

9.5 The key issues in the assessment of the proposal are as follows:

- Access, movement, road safety and parking

9.6 Access, movement, road safety and parking

The proposed variation seeks to update the approved PSD drawing referenced in each of the respective conditions to incorporate two main changes: -

1. The removal of the orbital footpath to Glassmullin Gardens and Slieveban Drive and introduction of a number of localised improvements to the pedestrian environment as set out in the Atkins Technical Report and reflected on the proposed PSD drawing; and
2. Minor adjustments to the approved access arrangements from Slievegallion Drive to include radius kerbs.

9.7 Currently Condition 4 of LA04/2020/1864/F reads as:

“The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No SK19 Rev 3 bearing the DRD date stamp 05/12/14, 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.”

9.8 Currently Condition 7 of LA04/2020/1864/F reads as:

“The development shall not become operational until provision has been made to the satisfaction of Transport NI, for a footway in accordance with Drawing SKI 9 Rev 3 bearing the DRD date stamp 05/12/14.

Reason: To ensure acceptable pedestrian facilities around the site in the interests of road safety.”

9.9 Currently Condition 9 of LA04/2020/1864/F reads as:

“The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department of Regional Development hereby determines that the width, position and arrangement Of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:SK19 # Rev 3 bearing the DRD date stamp 05/12/14.

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

9.10 It was proposed to amend only the PSD drawing reference within conditions 4 and 9, but vary the wording of condition 7 to

“The development shall not become operational until provision has been made to the satisfaction of DfI Roads for localised improvements to the pedestrian environment in accordance with Drawing SK19 Rev 5 bearing the date stamp XXXXXXXX.

Reason: To ensure acceptable pedestrian facilities around the site in the interests of road safety.”

9.11 The implications of the proposal were assessed by DfI Roads Service, the authoritative body on road safety and parking matters and the proposed changes are considered acceptable, as stated within their comments dated 18th October 2021. They have no objections to the proposed variation of conditions on road safety and traffic progression grounds, however they have advised that condition 7 can be deleted. Therefore conditions 4 and 9 (previously 9 but now 8) shall read as follows:

4 - “The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 1467-01 SK19 Rev 5 bearing the DfI Roads determination stamp of 14/10/21, 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 Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No 1467-01 SK19 Rev 5 bearing the DfI Roads determination stamp of 14/10/21.

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

10 Conclusion

10.1 The proposal to vary conditions 4, and 9 to amend the PSD drawings is considered to be on balance acceptable. Condition 7 shall be omitted as the localised improvements to the pedestrian environment are no longer proposed. There are no technical objections to the application. Having regard to the planning policy context, the variation of condition is considered acceptable.

10.2 The variation of condition will create a new standalone planning permission and it will be necessary to repeat the conditions on the original permission, subject to the variation granted by this decision.

11 Recommendation

11.1 Having regard to the policy context and other material considerations above including the planning history, the proposal is considered acceptable and approval of planning permission is recommended subject to conditions with delegated authority for the Director of Planning and Building Control to finalise the wording of conditions subject to no new issues raised by third parties.

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

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

Conditions

1. The floodlighting shall be provided in accordance with design drawing referenced LS21438/1 of the submitted Aecom report (referenced Job No 600mgt14.07.04, Reference PI, date created 30 June 2014) which outlines the scheme design indicating vertical illumination levels in accordance with the specified guidance ILP (2011) Guidance for the Reduction of Obtrusive Light.

Reason: In the interests of residential amenity.

2. The floodlighting shall only operate between 8:30am - 9pm Monday to Friday and 10am - 6pm Saturday and Sunday.

Reason: In the interests of residential amenity.

3. The lighting installation shall not commence until it has been verified to the satisfaction of Belfast City Council that the lighting installation complies with the document "CIE 150:2003; Guide on the limitation of the effects of obtrusive lighting from outdoor lighting installation" by a Member of the Institution of Lighting Professionals, or equivalent competent exterior lighting Engineer.

Reason: In the interests of visual amenity, road safety and convenience of road users

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 1467-01 SK19 Rev 5 bearing the DfI Roads determination stamp of 14/10/21, 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

5. The development shall not become operational until hard surfaced areas have been provided for parking in accordance with the approved plan. Drawing No 03F date stamp received 03/12/14. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

6. The development shall not become operational until provision has been made for cycle parking in accordance with the approved plan, Drawing No 03F date stamp received 03/12/14. These facilities shall be permanently retained.

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

7. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

8. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No 1467-01 SK19 Rev 5 bearing the DfI Roads determination stamp of 14/10/21.

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

9. Prior to first use all redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Transport NI.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

10. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted at such time as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

11. The existing planting as indicated on Drawing No 0450 - 01E, received on 18/02/21, shall be permanently retained and the proposed planting, as indicated on the same stamped drawing, shall be undertaken during the first available planting season after the commencement of operation occupation of the development hereby approved.

Reason: In the interest of visual amenity

12. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

ANNEX	
Date Valid	3rd September 2021
Date First Advertised	24th September 2021
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 10 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 11 Slieveban Avenue,Andersonstown,Belfast,Antrim,BT11 8RY</p> <p>The Owner/Occupier, 12 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 12 Slieveban Avenue,Andersonstown,Belfast,Antrim,BT11 8RY</p> <p>The Owner/Occupier, 14 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 16 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 18 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 2 Killeen Park,Belfast,Antrim,BT11 8HH</p> <p>The Owner/Occupier, 20a ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 20b ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 20c ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 20d ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 22a ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 22b ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 22c ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 22d ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 24 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 26 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 28a ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier, 28b ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ</p> <p>The Owner/Occupier,</p>	

28c ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
28d ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
30a ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
30b ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
30c ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
30d ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
32 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
34 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
36 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
49 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
51 Slieveban Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
51 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
53 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
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55 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
56 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
57-59 ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
6 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
The Owner/Occupier,
61 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
63 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
63a ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
63b ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
63c ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
63d ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
63e ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
The Owner/Occupier,
65 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
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67 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
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69 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
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69a ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP

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 69b ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 69c ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 69d ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 69e ,Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 72 Slieveban Drive,Andersonstown,Belfast,Antrim,BT11 8HG
 The Owner/Occupier,
 74 Slieveban Drive,Andersonstown,Belfast,Antrim,BT11 8HG
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 76 Slieveban Drive,Andersonstown,Belfast,Antrim,BT11 8HG
 The Owner/Occupier,
 78 Slieveban Drive,Andersonstown,Belfast,Antrim,BT11 8HG
 The Owner/Occupier,
 7a ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
 The Owner/Occupier,
 7b ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
 The Owner/Occupier,
 7c ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
 The Owner/Occupier,
 7d ,Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
 The Owner/Occupier,
 8 Glassmullin Gardens,Belfast,Antrim,BT11 8NJ
 The Owner/Occupier,
 80 Slieveban Drive,Andersonstown,Belfast,Antrim,BT11 8HG
 The Owner/Occupier,
 Flat A,49 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 Flat B,49 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 Flat C,49 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 Flat D,49 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP
 The Owner/Occupier,
 Flat E,49 Slievegallion Drive,Andersonstown,Belfast,Antrim,BT11 8JP

Date of Last Neighbour Notification	6th October 2021
Date of EIA Determination	
ES Requested	No

Planning History

Ref ID: LA04/2020/1864/F

Proposal: Application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission Z/2014/0077/F (erection of new pavillion, new 3G all weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking) to vary Condition 13 (seeking to vary the scheme of landscaping to be implemented)

Address: Glassmullin Gardens/Slieveban Drive, Belfast, BT11,

Decision: PG

Decision Date: 30.03.2021

Ref ID: LA04/2021/2127/F

Proposal: Application under section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission LA04/2020/1864/F (erection of new pavilion, new 3G all weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular access to include new access, footpath and car parking to vary conditions 4, 7 and 9 (seeking to vary the Private Street Determination drawing to be implemented).

Address: Glassmullin Gardens/Slieveban Drive, Belfast, BT11.,

Decision:

Decision Date:

Ref ID: Z/2011/0899/F

Proposal: Development of 25no general needs social housing dwellings with associated site access and infrastructure

Address: Land to the north of Slieveban Drive, Andersonstown, Belfast, BT11 8HF,

Decision:

Decision Date: 06.04.2012

Ref ID: Z/1994/2977

Proposal: Erection of 3M perimeter palisade fence

Address: ANDERSONSTOWN SOCIAL SECURITY OFFICE SLIEVEBAN DRIVE
ANDERSONSTOWN ROAD BELFAST BT11

Decision:

Decision Date: 02.03.1995

Ref ID: Z/1990/2649

Proposal: Replacement of mobile playgroup building

Address: ADJACENT TO 51-67 SLIEVEGALLION DRIVE, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1990/2935

Proposal: Temporary accommodation for decanting purposes (6 No. mobile homes + furniture stores)

Address: OPPOSITE NO.51 SLIEVEGALLION DRIVE BELFAST

Decision:

Decision Date:

Ref ID: Z/2014/0077/F

Proposal: Erection of new pavillion, new 3G all weather pitch with associated perimeter and spectator fencing, ball catch nets, floodlighting and improvements to pedestrian and vehicular

access to include new access, footpath and car parking. (Amended plans and additional information).

Address: Glassmullin Gardens/Slieveban Drive, Belfast, BT11,

Decision: PG

Decision Date: 26.06.2015

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A

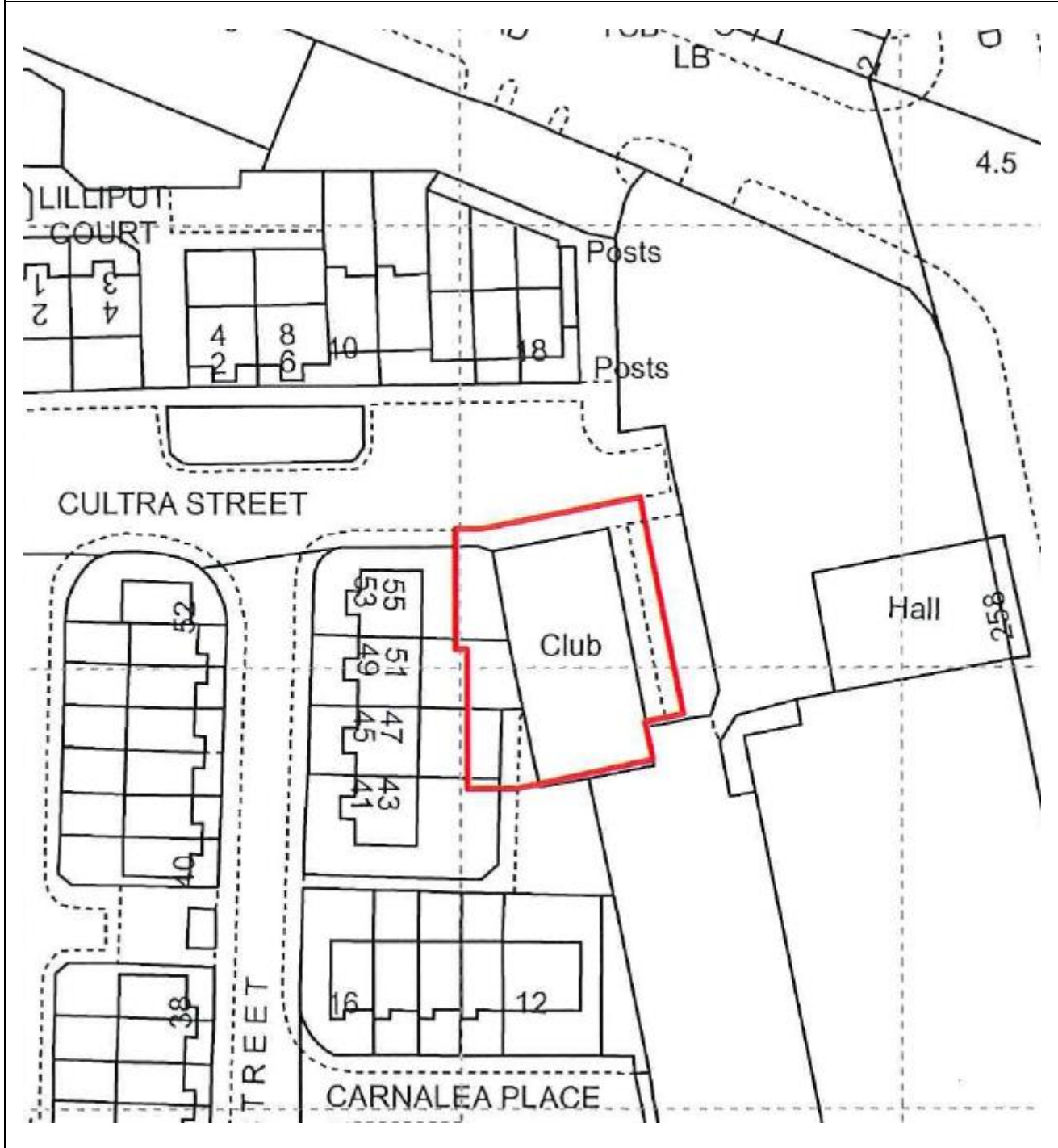
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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th November 2021	
Application ID: LA04/2021/1400/F	
Proposal: Provision of 2 no. single storey side extensions and refurbishment of existing building	Location: 9 Cultra Street Tigers Bay Belfast BT15 1GT
Referral Route: BCC joint venture with applicant	
Recommendation: Approval subject to a condition	
Applicant Name and Address: Midland Boxing Club 9 Cultra Street Tigers Bay Belfast BT15 1GT	Agent Name and Address: Michael Herron Architects 2nd Floor Corner House 64-66a Main Street Coalisland BT71 4NB
Executive Summary: This application seeks full planning permission for 2 no. single storey side extensions and the refurbishment of the Midland Boxing Club. One single storey extension will project from the eaves of the boxing club towards the western boundary of the site. This elevation will have new windows. Another single storey extension will project from the eaves towards the eastern boundary of the site. A new entrance with an access ramp will be formed on this elevation in addition to new windows. The total floorspace of the extension measures approx. 79sqm. The main issues to be considered are: <ul style="list-style-type: none"> • The effect of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Road safety Consultees Northern Ireland Environment Agency, Rivers Agency, Northern Ireland Electricity and BCC Environmental Health offered no objections to the proposal. BCC Environmental Health recommended a condition re contaminated land is attached to any approval. Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Provision of 2 no. single storey side extensions and refurbishment of existing building
2.0	Description of Site
2.1	The site is the Midland Boxing Club, located at 9 Cultra Street. The building is 2 storeys with a pitched roof and a flat roofed rear extension. The entrance is at the eastern elevation

	and the rear extension is at the western elevation. The building is at the end of a residential cul de sac off Queen Street in the Tiger's Bay area of north Belfast. York Street is to the east with some large commercial and retail units.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2004 Version of Belfast Metropolitan Area Plan published 03.09.14 Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
5.0	Statutory Consultees Responses
5.1	NIEA – No objection.
5.2	Rivers Agency – No objection.
6.0	Non Statutory Consultees Responses
6.1	NIE – no objection.
6.2	BCC Environmental Health requested a Contaminated Land Risk Assessment as the site of the proposed development is located in close proximity to past land use types that have the potential to contaminate land and pose a risk to human health. This was submitted. Given the presence of an identified risk, a targeted Phase 2 GQRA investigation was subsequently requested. This was submitted by the applicant. BCC Environmental Health responded with a condition to be attached to any permission.
7.0	Representations
7.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
8.0	Assessment
8.1	The main issues to be considered are: <ul style="list-style-type: none"> • The impact of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Road safety
8.2	This proposal for a 2no. single storey extensions to additional floor space for the boxing club. There will be an internal reconfiguration of rooms. The extensions will merge with the ground floor on its eastern and western elevations. Externally there will be new windows and door openings, with the exterior walls of the extension to be finished in concrete render. The western extension will project a further 2m towards the boundary and the eastern extension will project a further 3m. The extensions will project from eaves height – 4.2m. The extended area measures 79sqm, less than the area of the main building.

8.3	Impact on the Character and Appearance of the Area
8.4	The proposed extensions are single storey and lower than the main building. The flat roofed extension to the west will replace an existing lower flat roofed section. The proposed flat roof on the opposite side of the building is a new component. The extensions are in keeping with the existing building in terms of design and materials. The 2 storey pitched building will remain the dominant structure on the site.
8.5	The design of the extensions are considered to be acceptable given it is set down from the main building at the sides of the site. Views of the extension will be limited to a few houses on Clanmorrison Street to the west and Cultra Street to the north. The proposal will have minimum effect on nearby residences
8.6	The proposal is of a scale and design that will not detrimentally impact the character of the area, which is mostly residential.
8.7	The proposal is considered compliant with the principal of supporting good design and positive place-making within the SPPS, in that it makes positive use of the assets of the site and the characteristics of its surroundings to determine the most appropriate form of development as stated within paragraph 4.25 of the SPPS.
8.8	The impact on the living conditions of the neighbouring properties
8.9	The proposal will enhance the quality of the life for local residents due to the increased capacity of the building for community use. The proposal will have no negative impact the living conditions of the neighbouring properties.
8.10	The proposal will not impact on the residential dwellings to the east and west in terms of overshadowing, dominance or loss of light. The western extension will be increased in height by 1.3m. However, properties along Clanmorrison Street are separated by a distance of 6-10m from the extension (which is also lower than the main building). The proposal will have no adverse impact on the amenity of these properties due to overlooking, specifically due to the current layout of buildings.
8.11	Environmental Health were consulted and raised no issues in terms of noise nuisance or disturbance as a result of the increased footprint.
8.12	The proposal is considered compliant with the relevant core planning principals within the SPPS, in that it encourages the improvement of health and well-being by providing safe and secure age-friendly environments as stated within paragraph 4.5 of the SPPS.
8.13	Road Safety Policy AMP 2 within PPS 3 states that planning permission will only be granted for a development involving the intensification of an existing access onto a public road where; there will be no prejudice to road safety, or will not significantly inconvenience the flow of traffic. There are a number of factors within Policy AMP 2 to be considered to ensure the proposal is considered acceptable. The applicant stated in their P1 Form that there will be no expected increase vehicles on a daily basis. The proposal for an extension to the boxing club will not alter the character of the existing development.
8.14	Conclusion

	<p>On balance it is considered that the proposal for the alteration and extension to the boxing club on the application site is acceptable taking account of all the material considerations presented. Considering the value of the proposal in terms of community benefit and how the proposal complies with policy, approval is recommended.</p>
9.0	Summary of Recommendation: Approval
10.0	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health.</p> <p>Informatives</p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm.</p>

ANNEX	
Date Valid	28 th May 2021
Planning History	
None	
Summary of Consultee Responses	
Northern Ireland Environment Agency – no objection	
Rivers Agency – no objection	
Northern Ireland Electricity – no objection	
BCC Environmental Health - no objection, condition attached	
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Site Location Plan Status: Submitted</p> <p>Drawing No. 02 Type: Existing Plans, Elevations & Block Plan Status: Submitted</p> <p>Drawing No. 03 Type: Proposed Plans, Elevations & Block Plan Status: Submitted</p>	
Notification to Department (if relevant)	
Date of Notification to Department: N/A Response of Department: N/A	



Belfast
City Council

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 16th November 2021	
Application ID: LA04/2021/1707/F	
Proposal: Active Travel Hub Comprising 2no. Shipping Containers. 1 Container to House Active Travel Operators, 1 Container to Store Bicycles and other Equipment. Temporary Permission for Two Years	Location: Cathedral Gardens Belfast BT1 2GT
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d) – BCC is the applicant	
Recommendation:	Approval
Applicant Name and Address: City Regeneration & Development Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: N/A
Executive Summary: <p>The proposal is for the development of an 'Active Travel Hub', which includes the installation of 2no. Shipping Containers measuring 6m x 2.4m. 1 Container to House Active Travel Operators, 1 Container to Store Bicycles and other Equipment. This permission is sought for temporary permission for two years. The hub will have servicing for power, internet, and hot water provision.</p> <p>The proposed site falls within Belfast City Centre and Cathedral Conservation Area as outlined in the BUAP & dBMAP. The area is in the Main Office Area and Belfast Cross which provides access to principle shopping and commercial areas in the City Centre. This area is a cultural core for heritage and is a concentration of retailing and other city centre functions including entertainment, leisure, cultural, civic, residential and office uses.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of Development • Design of the Proposal and Impact on the Surrounding Character including the Conservation Area and adjacent listed buildings <p>The proposal as a temporary project seeks to increase active travel and push for modal shift. As a temporary project, it is in general conformity with the relevant policy and area designations.</p> <p>DFI Roads, Historic Environment Division, Environmental Heath, BCC Trees Department have all been consulted on this application and have no objections subject to conditions and / or Informatives. BCC Conservation Officer advised they are unable to support the proposal given it is a non-historical structure with an industrial appearance; it is considered on balance that the</p>	

project is designed to contribute to the vibrancy of the city and is temporary in nature and reversible therefore it will not have an unacceptable impact.

There has been one letter of support from University of Ulster for this proposal.

Recommendation - Approve subject to conditions

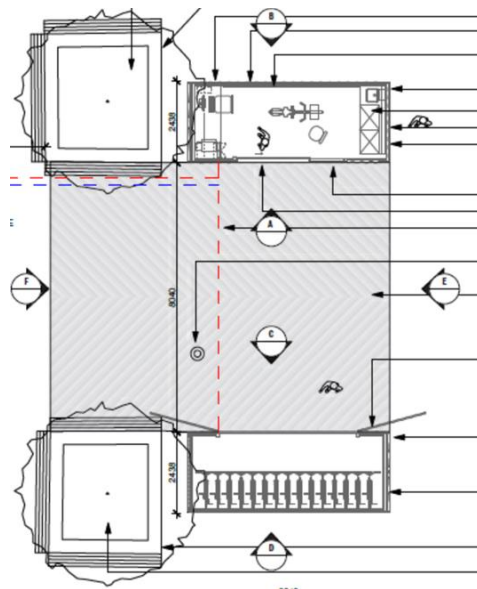
Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered on balance that the proposal should be approved. Planning permission is therefore recommended for approval for a temporary period of 2 years with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

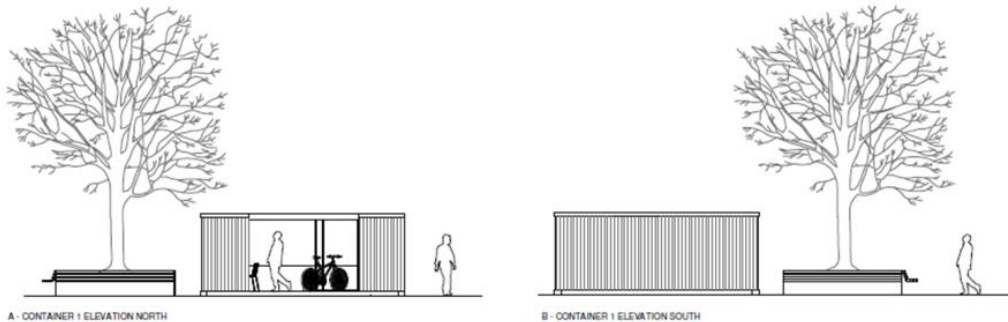
Site Location Plan

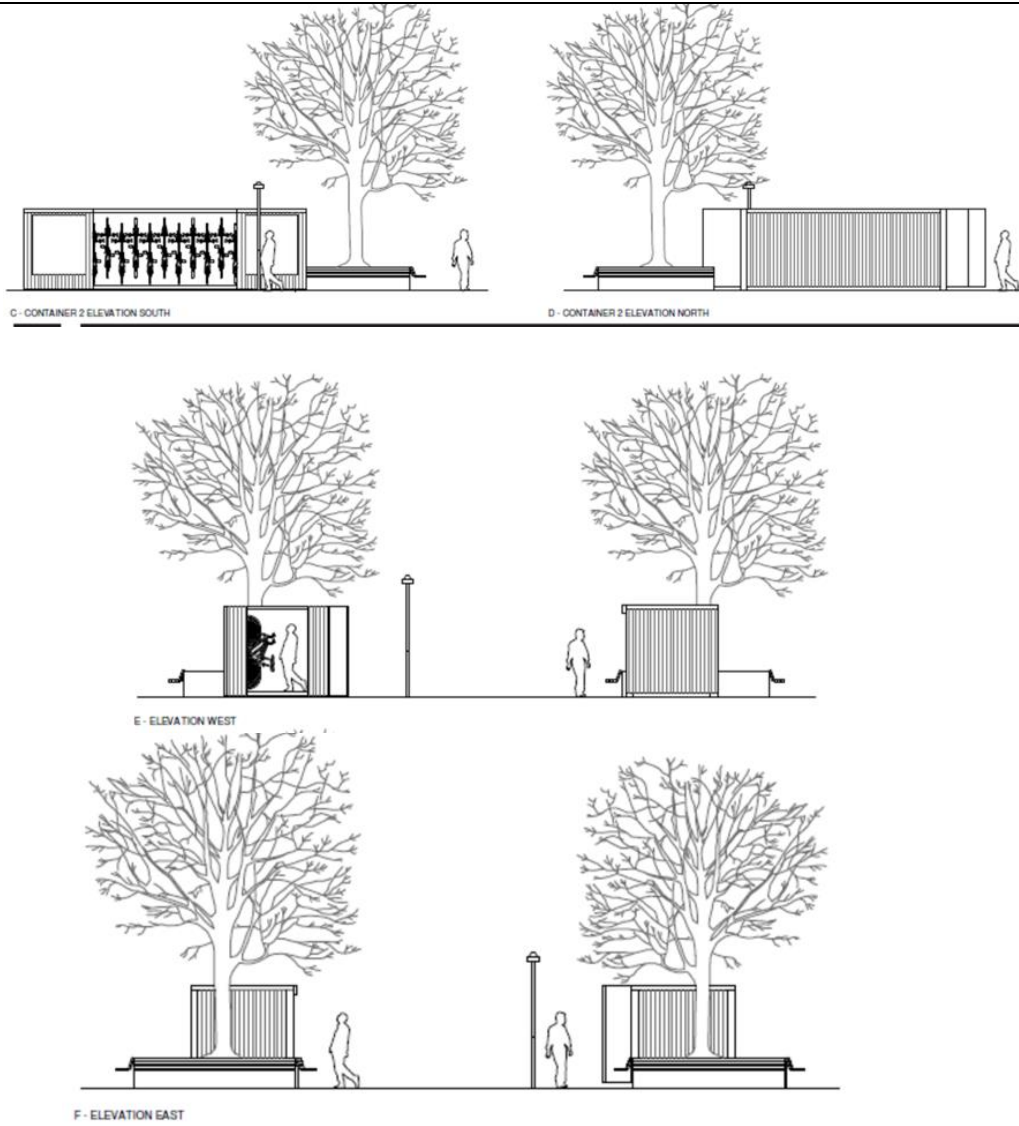


Block Plan



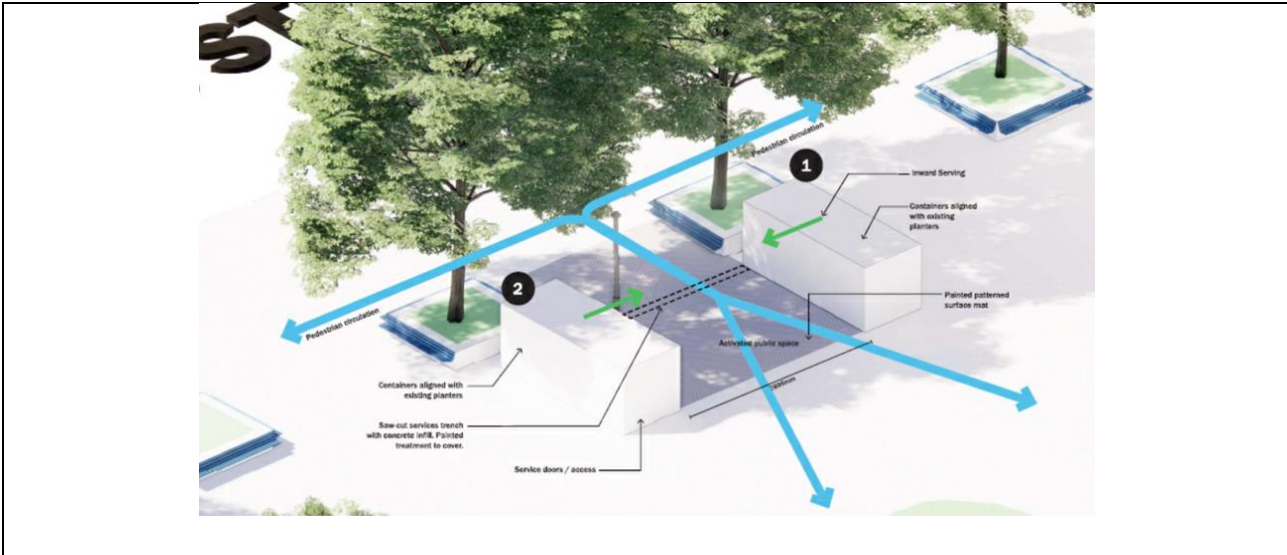
Elevations





Visualisation





Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads – Hydebank	No objections - Informatives
Statutory	Historic Environment Division	No objections - Conditions
Non-Statutory	BCC Environmental Health	No objections - Conditions
Non-Statutory	BCC Trees Department	No objections - Conditions
Non-Statutory	BCC Conservation Officer	Unable to support

Representations:

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

Summary of Issues

The key issues to be considered are:

- Principle of Development
- Design of the Proposal and Impact on the Surrounding Character including the Conservation Area and adjacent listed buildings

Characteristics of the Site and Area

1.0 Description of the Proposed Development

Planning permission is sought for an 'Active Travel Hub' comprising 2no. Shipping Containers. 1 Container to house Active Travel Operators, 1 Container to store bicycles and other equipment. Temporary Permission for Two Years.

2.0 Description of Site

The site is located within the area of public open space at Cathedral Gardens in Belfast City Centre. The application site sits approximately 15 metres from the York Road on the North-West portion of ground and is positioned approximately 1.2m from the street trees which provide a natural screen from the York Road.

St. Anne's Cathedral is located South-East of the proposal and University of Ulster Campus is situated North of the proposal. The immediate area is characterised by a mix of uses ranging from community, educational, office, commercial and retail.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

LA04/2015/0184/F - Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral Gardens - Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high-quality natural stone paving, street furniture, trees, lighting, and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens - Permission Granted - 26.11.2015

4.0 Policy Framework

- Belfast Urban Area Plan 2001
- Draft Belfast Metropolitan Area Plan 2004 & 2015
- Strategic Planning Policy Statement for Northern Ireland (SPPS)
- Planning Policy Statement 3: Access, Movement and Parking
- Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
- Planning Policy Statement 6: Planning, Archaeology, and the Built Heritage
- Cathedral Conservation Area Design Guide

5.0 Statutory Consultations

- Department for Infrastructure Roads Service (DFI) - No objections: subject to Informatives
- Historic Environment Division (HED) - No objections: subject to conditions

6.0 Non-Statutory Consultations

- BCC Environmental Health Services - No objections: subject to conditions
- BCC Trees Department - No objections: subject to conditions
- BCC Conservation Officer - Unable to support

7.0 Representations

The application was neighbour notified and advertised in local press. 1 letter of support has been received from the University of Ulster which neighbours the proposed site.

8.0 Other Material Considerations

None

8.1 Any Other Supplementary Guidance

Belfast Agenda

9.0 Assessment

9.1 The key issues to be considered are:

- Principle of Development
- Design of the Proposal and Impact on the Surrounding Character including the Conservation Area and adjacent listed buildings

9.2 The site is in close proximity to the following listed buildings which are of special architectural and historic importance and are protected by Section 80 of the Planning Act (NI) 2011:

- HB26 50 067 The Cathedral Church of St. Anne, Donegall Street, Belfast A
- HB26 50 279 Cathedral Buildings, 60-68 Donegall Street, Belfast B1

Section 91 requires that in considering whether to grant planning permission for development which affects a listed building or its setting a council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

9.3 The site is within the Cathedral Conservation Area. Section 104 of the Planning Act sets out that where an area is for the time being designated as a conservation area 'special regard must be had in the exercise with respect to any buildings or other land in that area of any powers under this act to the desirability to: -

- preserve the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise
- enhancing the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does arise'.

Principle of Development

9.4 Belfast City Council seek to install an 'Active Travel Hub' within Cathedral Gardens as part of the 'meanwhile use' currently in existence within the park. It will be a facility for cycling and walking activities and a base to provide information and knowledge on modal shift change to encourage a new outlook on sustainable green travel methods within the city.

9.5 The proposal will take the form of 2no. shipping containers which will house travel operators with office space, cycling storage and workshop capabilities. The hub will have servicing for power, internet, and hot water provision.

9.6 The Active Travel Hub will be a pilot project within the Cathedral Gardens site for a duration of two years.

9.7 The proposal complements and is ancillary to the existing use of the site as a recreational public open space and meets the core planning principles of improving health and well-being as set out in the SPPS.

9.8 The proposal is in general conformity with the development plan; it is located on undesignated land contained within the city centre boundary; an Area of Parking Restraint and the Scotch and Cathedral Quarter Character Area. The site is surrounded by an existing urban park and commercial uses including community, retail and office uses. The proposed temporary travel hub will complement these adjoining uses and is considered an acceptable form of development within the area.

9.9 It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interest of acknowledged importance which are considered below.

9.10 The proposal will complement and be ancillary to the site's existing function as open space and will not impact the urban landscape nor result in the loss of open space. The Proposal is considered to accord with Policy OS1 of PPS8.

9.11 The proposed use is considered acceptable in principle subject to all other material considerations as set out below.

Design of the Proposal and Impact on the Surrounding Character including the Conservation Area and adjacent listed buildings

9.12 The proposal is for 2no. shipping containers 6m x 2.4m with associated site works and ground surface protection. The shipping containers are to be painted 'Passepartout Grey' to reflect the stonework of Ulster University adjacent. The applicant submitted detailed supplementary information which set out an analysis of the alternative locations. An optimum location within the current Cathedral Gardens site was sought that met the operation requirements of the Active Transport Hub brief, ensured maximum public visibility, allowed for ease of maintenance and 24/7 passive surveillance and is open and inviting so as to ensure maximum community engagement. The preferred location as submitted was chosen due to; Proximity to existing power and water supply; exposure to existing footfall on York Street; Proximity with existing public transport infrastructure (York Street Bus Stop) and Proximity to existing trees to utilise existing public amenity. The layout was designed to respect existing desire lines.

9.13 The Tree Officer is content that the proposal will not have an unacceptable impact on the adjacent trees subject to conditions.

9.14 The proposal has been considered in accordance with Section 91 of the Planning Act. HED consider that the proposal is situated within Cathedral gardens which currently forms an important part of the setting of the Grade A listed St Anne's Cathedral. Given the temporary nature of the proposal HED (Historic Buildings) is content under paragraph 6.12 (setting) of Strategic Policy Planning Statement for Northern Ireland and policy BH 11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

9.15 The proposal has been considered against Section 104 of the Planning Act. The Conservation Officer has considered the application against PPS6 & the Cathedral Conservation Area Design Guide and advise they are unable to support given it introduces a non-historical structure that is industrial in appearance.

9.16 Notwithstanding the comments from the conservation officer it is considered that the development is for a time limited duration and is a pilot project with community and environmental benefits. It is considered by officers that the proposal, not being of a permanent nature, will not cause unacceptable impact and on balance is considered acceptable for a time limited period and as such the character of the Conservation Area will be preserved.

9.17 Having regard to the policy context and the considerations above, the proposal is deemed acceptable. However, as shipping containers would not be deemed an appropriate permanent structure, therefore temporary permission for a period of 2 years has been recommended.

Other Considerations

9.18 DFI Roads and Environmental Health have offered no objection subject to conditions and / or Informatives.

Representations

9.19 One letter of support was received from the University of Ulster Campus which is situated directly North of this proposal. They advise that the aim of the hub is to increase levels of active

travel by encouraging modal shift which is in line with Ulster Universities approach of promoting the Belfast Campus as 'car free'. They recognise that the Active Travel Hub is a meanwhile use prior to the implementation of the Cathedral Gardens master plan.

Neighbour Notification Checked: Yes

Summary of Recommendation:

Approval subject to Conditions

Conditions:

1. The permission hereby granted shall be for a limited period of 2 years only from the date of this decision notice. The structures hereby permitted shall be removed and the land restored to its former condition within 4 weeks of the end of this permission.

Reason: This type of temporary structure is such that their permanent retention may harm the surrounding character and amenity if retained as a permanent structure.

2. The 2no. shipping containers shall be contained within the red-lined site area indicated on Planning drawing No. 1 (date published 29 07 2021) and shall be 2.5m maximum height.

Reason: To ensure that “the nature of the use proposed respects the character of the setting of the building” in compliance with criterion (c) of BH11, PPS6.

3. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease, and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health

4. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity

5. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) and within the submitted Tree Survey Report – Andrew Boe; 2021 on any trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

6. If roots are accidentally damaged the council must be notified and given the opportunity to inspect the damage before it is covered over.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees / hedging.

7. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA.

Informatives

1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 29/07/2021, Drawing Nos. 01, 02.
27/10/2021, Drawing Nos. 03A, 04A, 05.
2. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 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, 1A Airport Road, Belfast, BT3 9DY. Email: BelfastNorth@infrastructure-ni.gov.uk
3. A monetary deposit will be required to cover works on the public road.
4. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent roads by vehicles travelling to and from the construction site. Any mud or debris deposited on the road must be removed immediately by the contractor.
5. All construction plant and materials shall be stored within the curtilage of the site.
6. The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated, and maintained as to prevent the transmission of noise to nearby commercial premises.

Signature(s)

Date:

ANNEX	
Date Valid	9th July 2021
Date First Advertised	13th August 2021
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 139-141 ,Royal Avenue,Belfast,Antrim,BT1 1FH</p> <p>The Owner/Occupier, 1st Floor,66 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 1st Floor,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 2-10 Metropol House,York Street,Belfast,Antrim,BT15 1AQ</p> <p>The Owner/Occupier, 25-51 Art & Design Centre,York Street,Belfast,Antrim,BT15 1ED</p> <p>The Owner/Occupier, 2nd Floor,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 51 York Street,Belfast,Antrim,BT15 1AA</p> <p>The Owner/Occupier, 60 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 62 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 64 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 64 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 68 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 68 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, 74 Donegall Street,Belfast,Antrim,BT1 2GU</p> <p>The Owner/Occupier, 76-78 ,Donegall Street,Belfast,Antrim,BT1 2GU</p> <p>The Owner/Occupier, 95-97 ,Donegall Street,Belfast,Antrim,BT1 2AH</p> <p>The Owner/Occupier, 95-97 ,Donegall Street,Belfast,Antrim,BT1 2FJ</p> <p>The Owner/Occupier, Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT</p> <p>The Owner/Occupier, Donegall Street,Belfast,Antrim,</p>	

The Owner/Occupier,
Ground & 1st Floors,95-97 ,Donegall Street,Belfast,Antrim,BT1 2AH

The Owner/Occupier,
Ground Floor,66 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Halls Of Residence,70-74 Mark Royal House,Donegall Street,Belfast,Antrim,BT1 2GU

The Owner/Occupier,
Office 14,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Office 15,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Office 1st Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH

The Owner/Occupier,
Office 2 & 3,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Office 25,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Office 26,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Office 2nd Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH

The Owner/Occupier,
Office 3rd Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH

The Owner/Occupier,
Office 4a,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Office 4th Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH

The Owner/Occupier,
Office 6,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Office 8b,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Offices 21-24 & 26-27,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

The Owner/Occupier,
Offices 21-24,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

Anne Doherty
Senior Project Manager,Travel & Transport,Ulster University

The Owner/Occupier,
St Anne'S Cathedral,Donegall Street,Belfast,Antrim,BT1 2HB

The Owner/Occupier,
Unit 1,8b Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT

Date of Last Neighbour Notification

11th August 2021

Planning History

Ref ID: LA04/2021/1707/F

Proposal: Active Travel Hub Comprising 2no. Shipping Containers. 1 Container to House Active Travel Operators, 1 Container to Store Bicycles and other Equipment. Temporary Permission for Two Years

Address: Cathedral Gardens, Belfast, BT1 2GT,

Decision:

Decision Date:

Ref ID: LA04/2015/0184/F

Proposal: Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens

Address: Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral G

Decision: PG

Decision Date: 26.11.2015

Ref ID: Z/1998/6135

Proposal: Commercial redevelopment Cathedral Gardens Academy Street Belfast BT1

Address: Cathedral Gardens

Decision:

Decision Date:

Notification to Department: N/A