

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	Tuesday 20 <sup>th</sup> September 2022
<b>Application ID:</b>	LA04/2022/0917/F
<b>Proposal:</b> Renewal of temporary planning permission for an Exhibition Centre.	<b>Location:</b> Titanic Exhibition Centre 17 Queen's Road Belfast BT3 9DU
<b>Referral Route:</b>	Major Development
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Titanic Belfast Ltd Titanic House 6 Queens Road Belfast BT3 9DT	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b> The application seeks a renewal of temporary planning permission (further 5 years) for a Temporary Exhibition Centre, access arrangements, service and surface car parking and associated works. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• The Principle of a Temporary Exhibition Centre at this location</li> <li>• Transport including network capacity, parking provision and highway safety</li> <li>• The Impact on Built Heritage and Archaeological interests</li> <li>• The Impact on Amenity</li> <li>• Environmental Protection and Human Health</li> <li>• Ecology and Natural Heritage</li> <li>• Drainage and Flood Risk</li> <li>• Planning Agreement and Developer Contributions</li> <li>• Pre-Application Community Consultation</li> </ul> <p>The site is located within the development limits of Belfast as designated in the Belfast Urban Area Plan 2001 and in both versions of Draft Belfast Metropolitan Area Plan 2015 (dBMAP v2004 and v2014). In dBMAP the site is within an area zoned as a mixed-use site. The principle of the proposed development has already been established on the site through the granting of an almost identical proposal for a three year period on 30<sup>th</sup> June 2015. Two entrance lobbies have been added, the purpose of which is to better manage the flow of people into and out of the exhibition centre. Given the temporary nature of the proposal it will not conflict with the zoning or prejudice the future redevelopment of the site in line with the planned development of Titanic Quarter. The principle of an exhibition centre is considered acceptable in this case for a further temporary 5-year period.</p>	

As the site is within the development limit and considering the site context, the relevant zonings and site history, the principle of the use as an Exhibition Centre is already established and is acceptable. As the structure is temporary, it is appropriate to limit the permission to 5 years.

Statutory consultees including DfI Roads, DfC HED, DAERA NIEA, NI Water and DfI Rivers have no objection to the proposal subject to conditions where appropriate. BCC Environmental Health, a non-statutory consultee, also has no objections.

The proposal has been assessed against the following Policies – Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 4: Planning and Economic Development and Planning Policy Statement 15: Planning and Flood Risk.

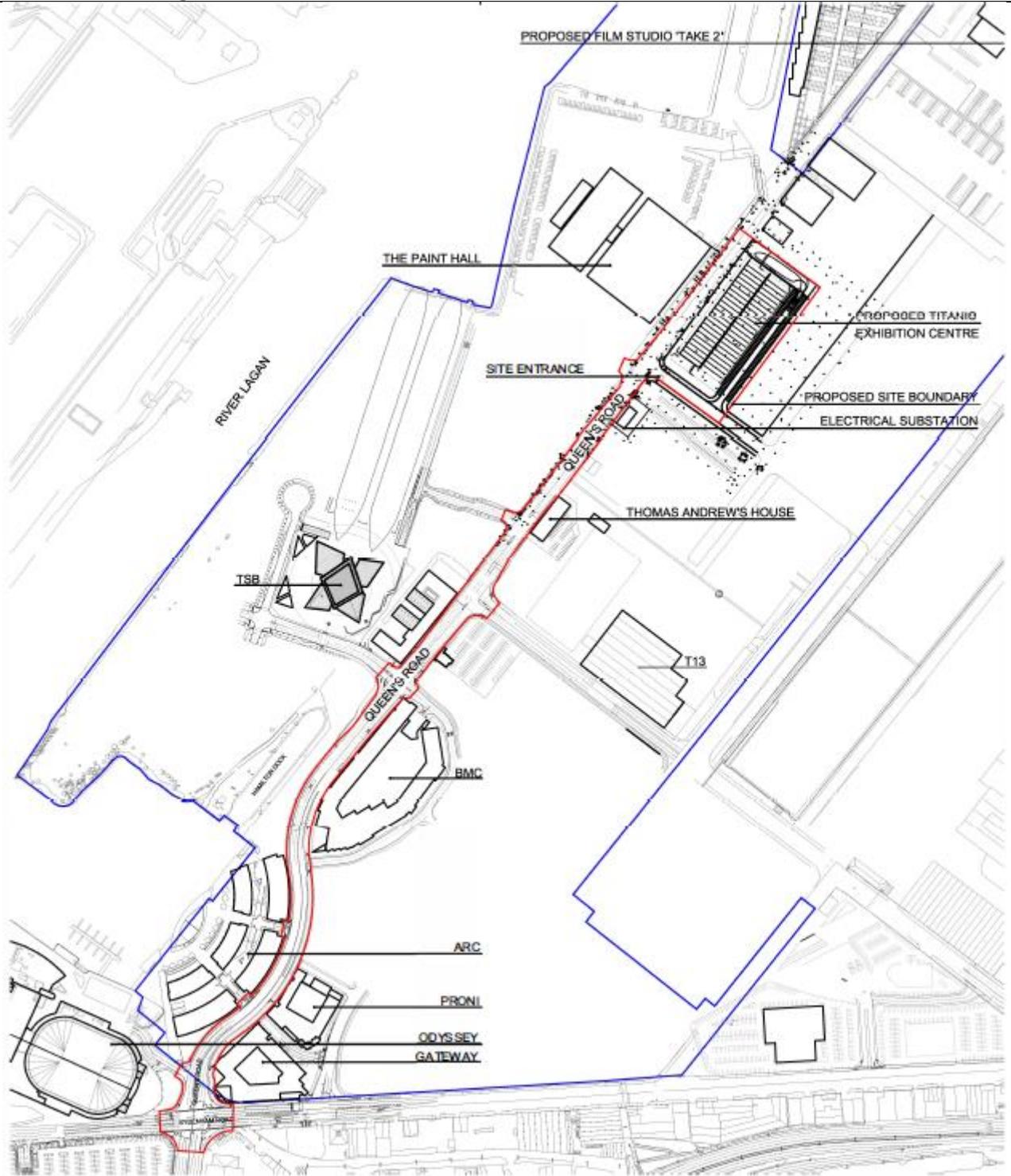
No objections have been received.

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

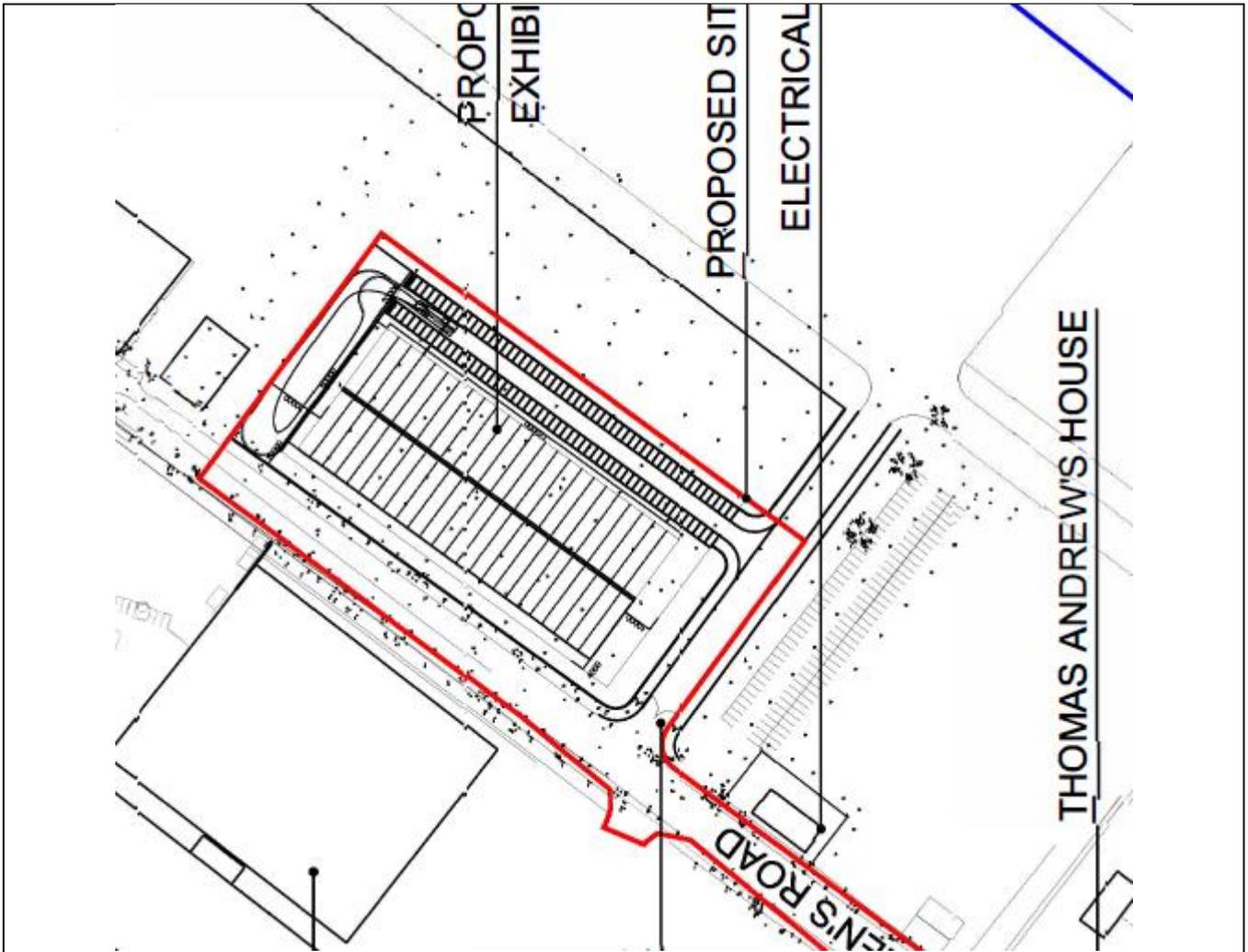
It is recommended that temporary planning permission is granted for a period of 5 years subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.

# Case Officer Report

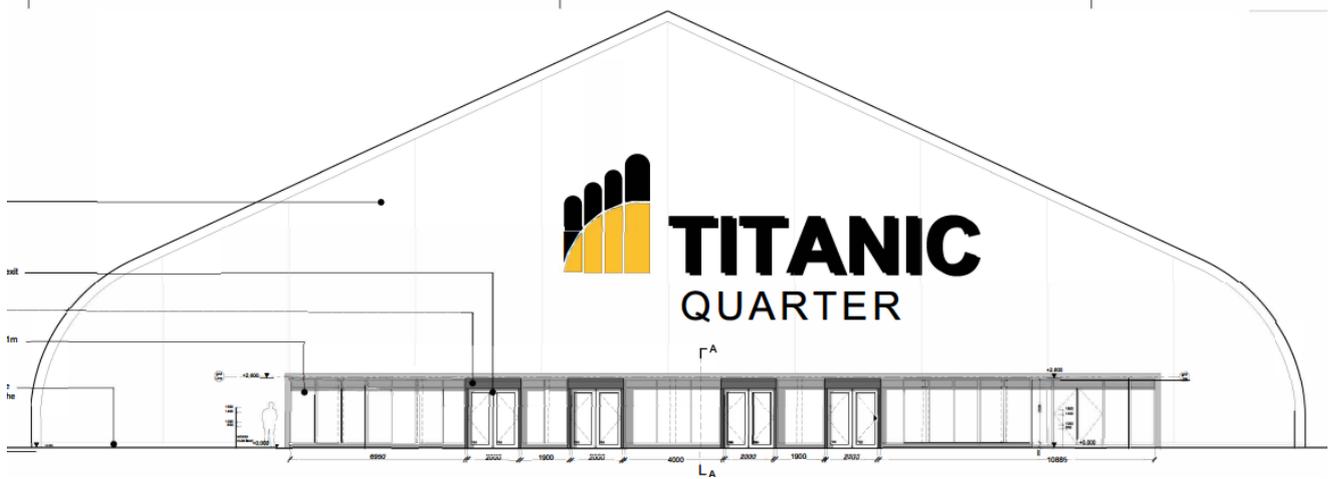
## Plans and Drawings



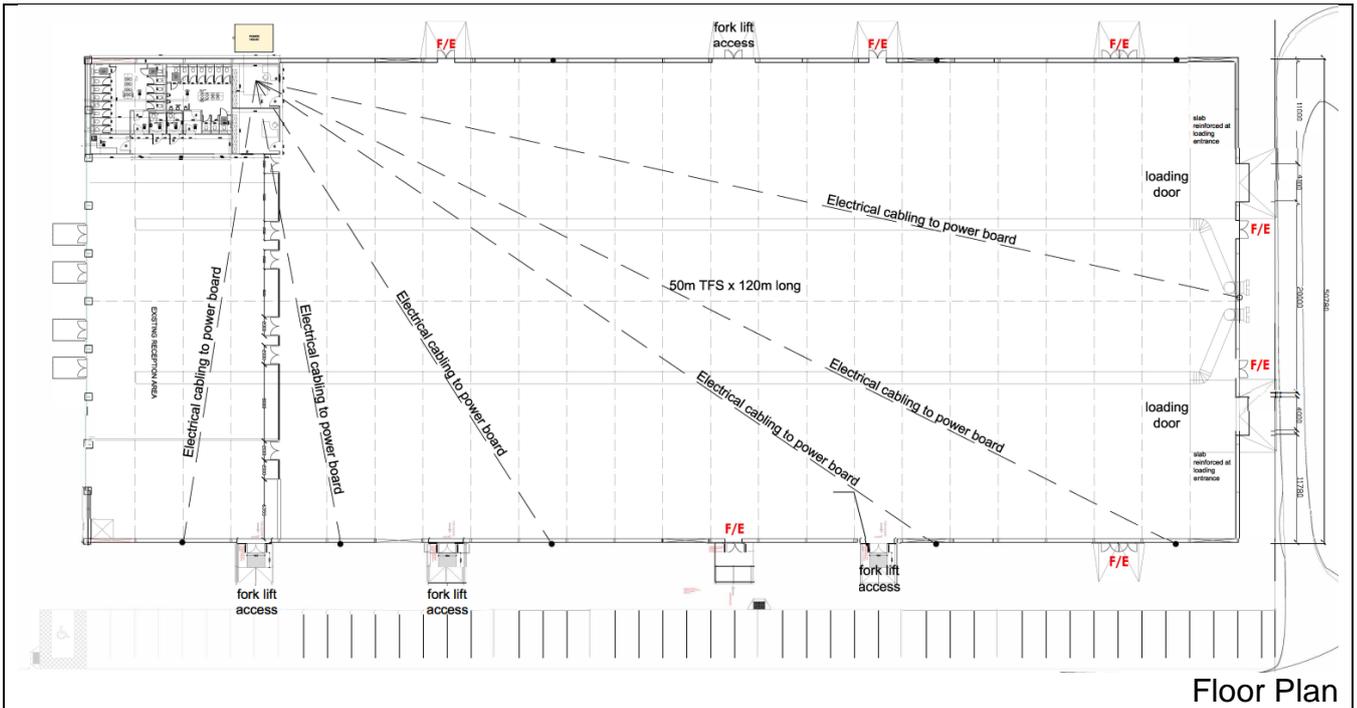
Site Location Plan



Block Plan



Front Elevation



**Characteristics of the Site and Area**

1.0	<b><u>Description of Proposed Development</u></b>
1.1	The application seeks full planning permission for the following: <i>‘Renewal of temporary planning permission for an Exhibition Centre.’</i>
1.2	This is the third application for the Titanic Exhibition Centre, with the preceding applications being approved in 2015 and 2017.
1.3	The building consists of a temporary marquee-type structure comprising an aluminium frame and PVC coated polyester fabric.
1.4	The structure measures 130m by 50m (6500 sq m) and a height of 15.9m at its highest point.
1.5	The vehicular access is from Queen’s Road and there are 900 car parking spaces on site with an overflow facility for bus parking and/or up to 100 cars also.
2.0	<b><u>Description of Site and Area</u></b>
2.1	Existing Exhibition Centre on site, surrounded by hard standing with an area of parking immediately south-east of the building. The site is located on level ground with no real boundary definition. 2m high steel railings define the roadside boundary.
2.2	The building has been in operation since September 2015

<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Planning History</b>
3.1	Full details of the planning history are provided at Annex A. Applications specific to the site are detailed below:
3.2	Ref ID: LA04/2017/1607/F Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works. Address: Titanic Exhibition Centre, 17 Queen's Road, Belfast, BT3 9DU, Decision: Permission Granted Decision Date: 24.10.2017
3.3	Ref ID: LA04/2015/0057/F Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works Address: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road, Belfast. Decision: Permission Granted Decision Date: 08.07.2015
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015 v2004) Draft Belfast Metropolitan Plan 2015 (dBMAP 2015 v2014) Belfast Local Development Plan Draft Plan Strategy 2035
4.2	Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 – Access, Movement and Parking Planning Policy Statement 4 – Planning and Economic Development Planning Policy Statement 6 – Planning, Archaeology and the Built Environment Planning Policy Statement 15 – Planning and Flood Risk
<b>5.0</b>	<b><u>Statutory Consultees</u></b>  <b>DfI Roads</b> – no objections subject to conditions <b>DfI Rivers</b> – no objections <b>NIEA Marine and Fisheries</b> – no objections <b>NIEA Land, Soil, and Air</b> – no objections <b>NI Water</b> – No objections <b>DfC Historic Environment Division</b> – no objections
<b>6.0</b>	<b><u>Non-Statutory Consultees</u></b>  <b>BCC Environmental Health</b> – no objections <b>Northern Ireland Electricity</b> – no objections
<b>7.0</b>	<b><u>Representations</u></b>
7.1	None received.

<b>8.0</b>	<b><u>ASSESSMENT</u></b>
<b>8.1</b>	<b><u>Development Plan</u></b>
8.1.1	<p>Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the said Act, regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.</p>
8.1.2	<p>Following the Court of Appeal decision on Belfast Metropolitan Area Plan in May 2017, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 had reached pre-adoption through a period of independent examination, the policies within it still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached. Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the main areas of contention were policies relating to Sprucefield Shopping Centre, dBMAP 2015 is considered to hold significant weight.</p>
8.1.3	<p>The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.</p>
<b>8.2</b>	<b><u>Main Issues</u></b>
8.2.1	<p>The main issues relevant to consideration of the application are summarised below.</p> <ul style="list-style-type: none"> <li>• The Principle of a Temporary Exhibition Centre at this location</li> <li>• Transport including network capacity, parking provision and highway safety</li> <li>• The Impact on Built Heritage and Archaeological interests</li> <li>• The Impact on Amenity</li> <li>• Environmental Protection and Human Health</li> <li>• Ecology and Natural Heritage</li> <li>• Drainage and Flood Risk</li> <li>• Planning Agreement and Developer Contributions</li> <li>• Pre-Application Community Consultation</li> </ul>
8.2.2	<p><u>Principle of a temporary exhibition centre on the Site</u>  In the BUAP, dBMAP 2015 v2004 and v2014 the site is located within the development limits of Belfast. It is un-zoned, white land in the BUAP 2001 whilst under both versions of dBMAP 2015, Zoning BHA 01 allocates the site and wider lands at Titanic Quarter for mixed-use development.</p>

8.2.3	A number of key site requirements are set out for development in the zoning BHA01. One of these requirements is that development of the site shall only be permitted in accordance with an overall development framework.
8.2.4	A development framework was prepared for the entire Titanic Quarter in 2003 and agreed by the Department of the Environment in 2008 and later amended in 2010. This provided an overall planning context for the phased development of the area. This framework is supported by a Transport Masterplan which stipulates infrastructure required at each phase of the development. The site is located within Phase 4 of the framework. Each development must be consistent however with the overarching framework. This approach has already been applied in the approval of the Financial Service Campus, the Public Records Office of Northern Ireland and Titanic Film Studios.
8.2.5	A number of uses are identified in dBMAP as being acceptable in the Titanic quarter. These include cultural/ heritage and recreation/ leisure uses. An exhibition hall falls within Use Class DI Community and Cultural Uses. The proposed use is therefore acceptable.
8.2.6	<p>In considering the implication of the proposed use, Policy PED 9 applies which requires that the proposal meets the following criteria:</p> <ul style="list-style-type: none"> <li>a) it is compatible with surrounding land uses; The proposal is within an established industrial/ office area within the Titanic Quarter. Historic Environment Division was previously satisfied that the building would not adversely affect the setting of the nearby listed Pump House and Harland and Wolf Drawing offices. The structure is now on the site.</li> <li>b) it does not harm the amenities of nearby residents; There are no residential properties within the vicinity of the site.</li> <li>c) it does not adversely affect features of the natural or built heritage; Historic Environment Division is satisfied that the proposal will not be detrimental to the setting of the nearby listed Pump House and Harland and Wolf Drawing offices. The structure is currently present on the site and has been since 2015..</li> <li>d) it is not located in an area at flood risk and will not cause or exacerbate flooding; The area is not within a designated flood plain or an area that has been identified as being prone to flooding.</li> <li>e) it does not create a noise nuisance; The proposed use is not likely to cause significant noise levels that would impact on amenity of nearby properties.</li> <li>f) it is capable of dealing satisfactorily with any emission or effluent; No emissions would be associated with the proposed use.</li> <li>g) the existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified; DFI Roads have offered no objections to the proposal. The proposal has been previously approved and is present on the site.</li> <li>h) adequate access arrangements, parking and manoeuvring areas are provided; Parking is currently present on the site as previously approved. DFI Roads have no objections</li> </ul>

	<p>i) a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport; The proposed access road and parking tie in with the existing access point and road infrastructure. Parking provided as previously approved. no additional parking required</p> <p>j) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity; The building is constructed on site as previously approved. The additional entrance lobbies are relatively minor in scale in relation to the main building and will not be in any way detrimental to visual amenity.</p> <p>k) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view; No boundary treatment is proposed however given the character of the area and the fact the proposal is for a temporary structure landscaping is not essential.</p> <p>l) is designed to deter crime and promote personal safety; and The site is gated with high steel railing along the roadside boundary.</p>
8.2.7	<p>Two previous applications for this use have been approved previously both in 2015 and 2017. Normally, concurrent temporary applications are not considered appropriate as more than two permissions is tantamount to a permanent permission. In this particular circumstance however, given the temporary nature of the building and the impact of covid on the previous 5-year permission, it is considered acceptable to permit a third temporary approval. The applicant has been informed that beyond this current application, it is unlikely another would be approved. The building would not be appropriate on a permanent basis and therefore a long-term, appropriate use and form of development should be explored and secured in the forthcoming years.</p>
8.3	<p><u>Transport including network capacity, parking provision and highway safety</u></p>
8.3.1	<p>The proposal has been assessed against PPS3, TRAN 1 and policy CC025 of draft BMAP and is considered acceptable. Existing car parking is provided adjacent to the existing exhibition centre and car parking for the proposed building will be accommodated within the existing surrounding car parking.</p>
8.3.2	<p>In assessing the previous applications, DfI Roads noted that the proposal is not expected to generate significant vehicular trips during weekday network peaks and that this was supported by observations of the operation of the site under the 2015 approval.</p>
8.3.3	<p>It is stated in the event management plan submitted with the application that as exhibitions occur over a long period of the day and visitors come and go at their leisure it is unlikely that a mass exodus of visitors will occur at any one time that may result in queues along Queens Road.</p>
8.3.4	<p>DfI Roads were consulted and had no objection subject to conditions.</p>
8.4	<p><u>The Impact on Built Heritage and Archaeological interests</u></p>
8.4.1	<p>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 including:</p>

	<ul style="list-style-type: none"> <li>• HB26 07 009 Harland and Wolf Drawing Office, Belfast Grade B+</li> <li>• HB26 07 010 Pump House, Queen's Road, Belfast Grade B1</li> </ul>
8.4.2	DfC Historic Buildings were consulted and advised that they are content with the proposal.
8.4.3	DfC Historic Monuments were consulted and advised that they were previously consulted and recommended archaeological conditions which were not attached to the decision. Given that the exhibition centre is in situ however, they state that they are ' <i>content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements due to its temporary nature</i> '.
8.5	<u>The Impact on Amenity</u>
8.5.1	There are no residential properties within the vicinity of the site. The proposal is almost identical to the structure approved and built on site. No objection has been offered from Environmental Health in relation to noise/ disturbance.
8.6	<u>Environmental Protection and Human Health</u>
8.6.1	Relevant contaminated land conditions were applied to LA04/2015/0057/F requiring emplacement of 100-125mm of rebar reinforced concrete on top of the existing concrete hardstanding with all joints sealed, and also requiring special measures in the event that unexpected contamination was encountered during development. RPS have noted that the required concrete was emplaced and that no previously unidentified contamination was encountered during placement of the TEC.
8.6.2	An updated Preliminary Risk Assessment for the existing development was provided which concludes that the risk to human health is minimal. The structure is already constructed and operating under the previous planning permission, and therefore that no further action or remediation with regard to ground contamination is required.
8.6.3	Environmental Health were consulted and had no objections on this basis. DAERA: Regulation Unit and Groundwater Team were also consulted. They noted that ' <i>no groundwater monitoring or assessment has been completed for the site. RU have concerns that the investigations have not fully explained the contamination detected in the ground beneath the site, and has not investigated the groundwater beneath the site. This information would inform a detailed conceptual understanding of the ground and groundwater situation beneath the site to produce a detailed conceptual site model (CSM)</i> ' but go on to say that as ' <i>the application is for renewal of planning permission for a temporary building located on a concrete slab. RU would have no objection to the application but advise that the concerns relating to potential environmental impact are noted</i> '. DAERA: RU offers no objections.
8.7	<u>Ecology and Natural Heritage</u>
8.7.1	The proposal has been assessed against Policy NH 3 - Sites of Nature Conservation Importance – National. The nearest National, European and International sites to this proposal are: <ul style="list-style-type: none"> <li>• Inner (~2.2km) and Outer (~5.3km) Belfast Lough ASSI, which are declared under the Environment Order (Northern Ireland) 2002;</li> <li>• Belfast Lough Ramsar site (~2.8km), which is designated under the Ramsar Convention;</li> <li>• Belfast Lough SPA (~2.9km), Belfast Lough Open Water SPA (~3.8km), East Coast Marine pSPA (~2.9km) and North Channel SAC (~20km), which are designated</li> </ul>

	<p>under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended);</p> <ul style="list-style-type: none"> <li>• Outer Belfast Lough MCZ (~23km) which is designated under the Marine Act (Northern Ireland) 2013.</li> </ul>
8.7.2	DAERA: Marine and Fisheries Division (M&FD) has considered the impacts of the proposal and on the basis of the information supplied is content that there should be no adverse impacts on marine conservation, provided standing advice for development that may have an effect on the water environment (including groundwater and fisheries) is adhered to and flooding is considered.
8.8	<u>Drainage and Flood Risk</u>
8.8.1	There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The site may be affected by undesignated watercourses of which we have no record.
8.8.2	The proposal has been assessed against Policy <i>FLD1 - Development in Fluvial and coastal Flood Plains</i> . DfI Rivers has reviewed the Flood Risk Assessment (FRA) by RPS, dated April 2022, and stated that ' <i>while not being responsible for the preparation of the FRA accepts its logic and has no reason to disagree with its conclusions</i> '.
8.8.3	NI Water was consulted and states that ' <i>although Belfast Waste Water Treatment Works (WWTW) is operating at capacity this proposal can be approved on the basis of extant planning</i> '.
8.9	<u>Pre-Community Consultation</u>
8.9.1	For applications that fall within the Major category of development as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.
8.9.2	Section 27 also requires that a prospective applicant, prior to submitting an application for Major development must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2022/0142/PAN) was submitted to the Council on 12 January 2022 and was deemed acceptable on 14 February 2022.
8.10.3	The Planning (Development Management) (Temporary Modifications) (Coronavirus) Regulations (Northern Ireland) 2020 provided the ability for applicants to avoid in-person consultation events during Covid restrictions and to instead conduct consultation via other methods.
8.11.2	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which details a consultation website, drop in webinars, letters, leaflets, social media campaign, consultation phone number/email address and the public advertisement.
8.11.3	According to the PACC report, although physical packs were available, none were requested. No phone calls were received to the dedicated phone line. No live chat requests were received. 2 no emails and 5 no feedback forms however were received.

8.11.4	Of the 5 feedback forms, 80% strongly agreed with supporting the renewal of the TEC. 67% agreed that the TEC is another reason to visit Belfast and will contribute to growth and recovery.
8.11.5	Other comments included a desire to see a permanent structure on the site, concerns regarding traffic and travel, accessibility and finally, noting that there is nothing elsewhere in the city with a similar function.
8.11.6	It is considered that the PACC Report has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
<b>8.12</b>	<b><u>Planning Agreement and Developer Contributions</u></b>
8.12.1	Para 5.69 of the SPPS states that ' <i>Planning authorities can require developers to bear the costs of work required to facilitate their development proposals.</i> ' Relevant further guidance is provided by the Council's Developer Contribution Framework, adopted in 2020.
8.12.2	Given the temporary nature of the proposal, it is not considered necessary to require developer contributions in this case.
<b>10.0</b>	<b>Summary of Recommendation:</b>
10.1	Having regard to the Development Plan, and other material considerations, the proposed development is considered acceptable.
10.2	It is recommended that planning permission is granted subject to conditions. Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions.
<b>11.0</b>	<b>DRAFT CONDITIONS:</b>
1.	The structure shall be removed and the use hereby permitted shall be discontinued and the land restored to its former condition within 5 years from the date of this permission.  Reason: In the interests of visual amenity.
2.	The proposed building shall be used only as a temporary exhibition centre (Class D1(h) and for no other purpose in Use Class D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015.  Reason: To ensure there is no impact on amenity and to ensure compliance with the Traffic and Event Management Plan.
3	The development / exhibition shall operate under the Event Management Plan published by the Council on 20 <sup>th</sup> May 2022.  Reason: In the interests of road safety and traffic progression.
4.	The development / exhibition shall operate utilising hard surfaced areas constructed and permanently marked to provide approximately 106 incurtilage car parking spaces for use by exhibitors, persons with a disability and to provide a suitable drop off point. Provision of car parking for general visitors shall utilise available TQ car parks / lands in the surrounding

5	<p>area, identified and managed as part of the approved Event Management Plan deemed necessary for each exhibition.</p> <p>Reason: To ensure that adequate provision has been made for car parking and traffic circulation in the interests of road safety and the convenience of road users.</p> <p>One space per 25 spaces of the total parking provision shall be provided close to the entrance and permanently retained for people with a disability and shall be adequately marked for that purpose.</p> <p>Reason: To ensure the provision of adequate parking facilities to meet the needs of people with disabilities.</p>
<b>12.0</b>	<b>Representations from Elected Representatives</b> (if relevant) N/A
<b>13.0</b>	<b>Referral to Dfl</b> (if relevant) N/A

<b>ANNEX</b>	
<b>Date Valid</b>	4th May 2022
<b>Date First Advertised</b>	27th May 2022
<b>Date Last Advertised</b>	27th May 2022
<b>Date of Last Neighbour Notification</b>	8th June 2022
<b>Date of EIA Determination</b>	19th May 2022
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: LA04/2017/1607/F            Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works.            Address: Titanic Exhibition Centre, 17 Queen's Road, Belfast, BT3 9DU,            Decision: Permission Granted            Decision Date: 24.10.2017</p> <p>Ref ID: LA04/2015/0057/F            Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works            Address: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road, Belfast,            Decision: Permission Granted            Decision Date: 08.07.2015</p> <p>Ref ID: Z/2009/1260/F            Proposal: Erection of hotel comprising 244 bedrooms, ancillary restaurant and conference facilities, hotel offices, landscaped public realm, basement car park and associated site and road works            Address: Lands adjacent to the north of Hamilton Dock, north of Abercorn Crescent/Queen's Road, Queen's Island, Belfast            Decision: Permission Granted            Decision Date: 19.07.2010</p> <p>Ref ID: LA04/2016/0096/F            Proposal: Amended Proposal to include additional internal ground floor dining and plant areas. Amendment to permission Z/2014/1555/F for refurbishment, part restoration, change of use and extension to listed former Harland &amp; Wolff Headquarters Building and to provide 36no. additional bedrooms (120No. in total) in a new annex, including service area, covered terrace, ancillary uses and associated access and site works.            Address: Former Harland And Wolff Headquarters Building and Drawing Offices, Queens Road, Belfast, BT3 9DU,            Decision: Permission Granted            Decision Date: 17.05.2017</p> <p>Ref ID: LA04/2016/0097/LBC            Proposal: Amendment to listed building consent application Z/2014/1580/LBC for refurbishment, part restoration, change of use and extension to the listed former Harland &amp; Wolff Headquarters to provide</p>	

36no. additional bedrooms (120No. in total) in a new annex. including service area, covered terrace, ancillary uses and site works, and including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including re-use of materials and installation of new materials (brickwork, cladding and joinery works).

Address: Former Harland and Wolff Headquarters and Drawing Offices, Queens Road, Belfast, BT3 9DU,

Decision: Consent Granted

Decision Date: 25.05.2017

Ref ID: LA04/2016/1482/F

Proposal: Temporary inflatable exhibition structure with associated surface car parking.

Address: Site adjacent to, 7 Queens Road, Belfast BT3 9DT (Opposite 2 Queens Road Belfast),

Decision: Permission Granted

Decision Date: 20.06.2017

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: Permission Granted

Decision Date: 29.12.2021

Ref ID: 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.

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

Decision: Consent Granted

Decision Date: 29.12.2021

Ref ID: LA04/2019/1636/F

Proposal: Erection of hotel comprising 276 beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), landscaped public realm, car parking and associated site and road works.

Address: Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road, Belfast.,

Decision: Permission Granted

Decision Date: 27.02.2020

Ref ID: LA04/2020/0010/F

Proposal: Proposed aquarium, car parking and associated infrastructure.

Address: Lands to the South East of Titanic Hotel, North East of Bell's Theorem Crescent and South West of Hamilton Road, Belfast,

Decision: Permission Granted

Decision Date: 24.09.2020

Ref ID: LA04/2021/2280/F

Proposal: Mixed use, mixed tenure residential-led development of 778 apartments in three buildings with internal and external amenity space; flexible commercial/community floorspace (convenience store

with hot food counter/A1/A2/D1 uses/cafe/bar/restaurant); public realm including public square and waterfront promenade; cycle and car parking and associated landscaping, access roads, plant and site works including to existing river revetment (further environmental information received)

Address: Lands adjacent to and south east of the river Lagan, west of Olympic Way of Queen's road, Queen's Island, Belfast, BT2 9EQ,

Decision: Permission Granted

Decision Date:

Ref ID: LA04/2022/0293/F

Proposal: Erection of hotel/aparthotel comprising 162 hotel beds and 94 aparthotel beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), gym, landscaped public realm, car parking, cycle parking and associated site and road works.

Address: Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road, Belfast.,

Decision: Permission Granted

Decision Date: 09.09.2022

Ref ID: Z/2014/0409/F

Proposal: Temporary outdoor sports complex including support facilities, use of existing car parking spaces and other ancillary site works

Address: Land east of Queen's Road, north east of Belfast Metropolitan College and south of Hamilton Road, Queen's Island, Belfast,

Decision: Permission Granted

Decision Date: 06.11.2014

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: Permission Granted

Decision Date: 12.08.2014

Ref ID: Z/2014/1555/F

Proposal: Conversion refurbishment, restoration, extension and minor demolition of the former Harland And Wolf Headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities, and other ancillary accommodation including plant and storage areas, communal areas together with associated access and site works. Tourist facilities to include guided tours.

Address: Former Harland and Wolf Headquarters Building and Drawing Offices, Queens Road, Queens Island, Belfast, BT3 9DU,

Decision: Permission Granted

Decision Date: 08.07.2015

Ref ID: Z/2014/1580/LBC

Proposal: Conversion, refurbishment, restoration, extension and minor demolition of the former Harland and Wolff headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including the re-use of materials and installation of use of new materials (Brickwork, cladding, roof, coverings, joinery works)

Address: Former Harland And Wolff Headquarters Building and drawing Offices, Queens Road, Belfast, BT3 9DU,

Decision: Consent Granted

Decision Date: 23.07.2015

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: Permission Granted

Decision Date: 08.12.2015

to vary Condition 23 attached to Planning Permission Z/2006/2864/O

Address: Titanic Quarter Phase II - Land bounded to the south by Abercorn Basin, to the east by Queen's Road, to the west & north by River Lagan and including the listed former Harland & Wolff HQ, Belfast

Decision:

Decision Date: 28.03.2012

Ref ID: Z/2006/2864/O

Proposal: Residential led mixed use development including Titanic Experience Building, public realm areas and associated infrastructural works.

Address: Titanic Quarter Phase II-Land bounded to the south by Abercorn Basin, to the east by Queen's Road, to the west & north by River Lagan and including the listed former Harland & Wolff HQ, Belfast.

Decision: Permission Granted

Decision Date: 26.06.2008

Ref ID: Z/2008/1428/RM

Proposal: Erection of Titanic Signature Building comprising cultural, assembly/leisure (Classes D1/D2), cafe/restaurant and ancillary retail uses (Class A1), a basement carpark, creation of Memorial Place public Realm and associated landscaping and site works.

Address: Lands adjacent to listed former Harland & Wolff Headquarters and Drawing Offices and (including) west of Queen's Road, Queen's Island, Belfast.

Decision: Permission Granted

Decision Date: 05.12.2008

Ref ID: Z/2008/1548/RM

Proposal: Proposed mixed use development comprising 380 no apartments, 6 no cafe/bar/restaurant units, 8 no live work units, 1 no doctor's surgery, 1 no dentist, 1 no pharmacy, landscaped private amenity space, landscaped public realm, basement car park and associated site works and road works.

Address: Lands adjacent Abercorn Basin, north of Abercorn Crescent/Queens Road, Queens Island, Belfast.

Decision: Permission Granted

Decision Date: 18.08.2009

Ref ID: Z/2009/0530/F

Proposal: Proposed mixed use development comprising 152 no apartments, 2 no hotels, 1846 sq m of business (Class B1), retail (Class A1), 2164 sq m of restaurants, bars and cafes (sui generis), 332 sq m of health spa (sui generis), 196 sq m of financial, professional and other services (Class A2), basement car parking, landscaping and ancillary infrastructural works.

Address: Lands east of Victoria Channel and 120m west of the former Harland & Wolff Drawing Offices, Queen's Road, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 19.07.2011

Ref ID: Z/2007/0298/F

Proposal: College campus and ancillary uses including beauty salon, hairdressing salon, bar & restaurant together with access road, basement (& perimeter) car parking of 329 spaces, provision of new junction, upgrading of Queen's Road & associated site works.

Address: Land east of Queen's Road and Hamilton Graving Dock, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 15.02.2008

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: Permission Granted

Decision Date: 21.11.2011