

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 13 <sup>th</sup> February 2024	
<b>Application ID:</b> LA04/2020/0568/F and LA04/2020/0569/LBC	
<p><b>Proposal:</b> LA04/2020/0568/F – Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar &amp; ancillary facilities (amended description)</p> <p>LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).</p>	<p><b>Location:</b> 21 Queen Street Belfast BT1 6EA</p>
<b>Referral Route:</b> Paragraph 3.8.2(a) of the Scheme of Delegation for Planning (proposed hotel exceeding 30 bedrooms)	
<b>Recommendation:</b>	Approval
<p><b>Applicant Name and Address:</b> Big Top Productions 13 Union Street Belfast BT1 2JF</p>	<p><b>Agent Name and Address:</b> Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG</p>
<p><b>Executive Summary:</b></p> <p>These applications seek full planning permission and Listed Building Consent for change of use, refurbishment, 9 storey rear extension, part demolition and alterations of buildings at the former police station at No. 21 Queen Street to 74-bedroom hotel with associated restaurant, bar and ancillary facilities.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The principle of a hotel at this location</li> <li>• Impact on the character and appearance of the Conservation Area;</li> <li>• Impact on the special architectural and historic qualities of the Listed Building</li> <li>• Archaeology</li> <li>• Ancillary open space</li> <li>• Climate change</li> <li>• Traffic, movement and parking</li> <li>• Environmental impacts</li> <li>• Drainage and flood risk</li> <li>• Natural heritage</li> </ul>	

The building is Grade B1 Listed and on the heritage risk register. The site is located within the City Centre Conservation Area. The building was previously used as a police station. The proposal seeks to convert and extend the existing building into a hotel. The buildings to the rear are to be demolished to create the space for the new 9 storey new build element.

The site is within the City Centre and the principle of hotel use in this location is considered acceptable. The proposal will help to secure the future of the Listed Building at risk. The alterations to the Listed Building are considered sympathetic. On balance, the scale, height, massing and design of the new build element at the rear are considered acceptable. The special qualities of the Listed Building and its setting would be safeguarded.

Consultees including DfI Roads, DfC Historic Environment Division, DfI Rivers, NI Water and BCC Environmental Health offer no objection. The Urban Design Officer and internal conservation advice express concerns about some aspects of the design.

No objections have been received from third parties.

Having regard to the Development Plan, and other material considerations, the proposal is considered acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions.

Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that arise, provided that they are not substantive.

## Case Officer Report

### Site location plan:



### Example floor plans:





CGIs:



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b><u>Description of Proposed Development</u></b>
1.1	<p>The application seeks full planning permission and Listed Building Consent for the conversion and extension of the former police station at No. 21 Queen Street to a 74 bedroom hotel. The description of each application is set out below:</p> <p>LA04/2020/0568/F – Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar &amp; ancillary facilities (amended description).</p> <p>LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).</p>
1.2	<p>Planning permission was previously granted for the conversion and extension of the building, including 7 storey new build element at the rear, to accommodate a 36-bedroom apartment/hotel, bar, restaurant and conference rooms. The new proposal retains the Listed Building at the front whilst incorporating a 9 storey new building element at the rear. Both schemes include demolition of the existing ancillary buildings to the rear.</p>
<b>2.0</b>	<b><u>Description of Site and Area</u></b>
2.1	<p>The site forms part of the continuous built frontage of the west side of Queen Street, which comprises an eclectic mix of buildings of various ages, height and design. The site comprises a four storey historic building (Grade B1 Listed) at the front with ancillary buildings at the rear. The building was formerly used as a police station.</p>
2.2	<p>To the immediate north on Queen Street is a two storey building used as amusement arcade. To the immediate south is a four storey building with shop at ground floor and faux floors above. The site backs onto the narrow College Court to the rear beyond which is student and residential accommodation to the west. To the opposite side of Queen Street to the east are further commercial buildings.</p>
2.3	<p>The building is Grade B1 Listed and on the heritage risk register. The site is located within the City Centre Conservation area the was previously used as a police station.</p>
<b>Planning Policy and other Material Considerations</b>	
<b>3.0</b>	<b><u>Planning History</u></b>
3.1	<p>Z/2006/1782/F – Refurbishment of existing front building. Demolition of rear building and construction of new apartment/hotel – 36 no. bedrooms, bars, restaurant, lounges, conference rooms and ancillary accommodation. Application approved April 2007.</p>
3.2	<p>Z/2006/1873/LBC – Refurbishment of existing B2 listed building and erection of bedroom/apartment at rear of site. Application approved April 2007.</p>
3.3	<p>Z/2006/0331 – Refurbishment of existing front building. Demolition of rear building and construction of new apartment/hotel – 36 bedrooms, bars, restaurant, lounges, conference rooms and ancillary accommodation. Application approved February 2006.</p>
3.4	<p>Z/2002/1935/F - Refurbishment of existing police station and change of use to retail outlet and restaurant. Application approved March 2003.</p>

3.5	Z/2002/1948/LB – Refurbishment of existing police station and change of use to retail outlet and restaurant. Application approved March 2003.
<b>4.0</b>	<b>Policy Framework</b>
4.1	<b>Development Plan – Operational policies</b> Belfast Local Development Plan, Plan Strategy 2035
4.2	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) (BUAP) Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
<b>5.0</b>	<b>Consultations</b>
5.1	<b>Statutory Consultees</b>  <b>DfI Roads</b> – no objections in principle, subject to conditions <b>DfC Historic Environment Division</b> – no objection <b>DfI Rivers</b> – no objection <b>NI Water</b> – no objection
5.2	<b>Non-Statutory Consultees</b>  <b>Environmental Health</b> – no objection, subject to conditions <b>Urban Design Officer</b> – concerns remain regarding height (see main assessment) <b>Conservation Officer</b> – concerns about scale, height, architectural treatment and demolition of the buildings at the rear, which are considered to make a positive contribution to the character and appearance of the Conservation Area (see main assessment).
<b>6.0</b>	<b><u>Representations</u></b>
6.1	The application has been advertised and neighbour notified. No third-party representations have been received.
<b>7.0</b>	<b><u>ASSESSMENT</u></b>
	<b>Development Plan Context</b>
7.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
7.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
7.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational

	<p>policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan (“Departmental Development Plan”) until the Local Policies Plan is adopted.</p>
7.4	<p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</p>
7.5	<p><b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
7.6	<p>The site is un-zoned “white land” and within the city development limits in the Belfast Urban Area Plan 2001 and both versions of dBMAP 2015 (v2004 and v2014). The site is within the City Centre in both versions of dBMAP 2015. The site falls within the City Centre Conservation Area.</p> <p><b>Relevant Planning Policies and Supplementary Planning Guidance</b></p>
7.7	<p>The following policies in the Plan Strategy are relevant to consideration of the applications.</p> <ul style="list-style-type: none"> <li>Policy SP2 – Sustainable development</li> <li>Policy DES1 – Principles of Urban design</li> <li>Policy DES3 – Tall Buildings</li> <li>Policy BH1 – Listed Buildings</li> <li>Policy BH2 – Conservation Areas</li> <li>Policy BH5 – Archaeology</li> <li>Policy EC1 – Delivering inclusive economic growth</li> <li>Policy TC1 – Supporting tourism leisure, and cultural development</li> <li>Policy TLC3 – Overnight visitor accommodation</li> <li>Policy TRAN1 – Active travel: walking and cycling</li> <li>Policy TRAN 2 – Creating an accessible environment</li> <li>Policy TRAN 3 – Transport assessment</li> <li>Policy TRAN4 – Travel Plan</li> <li>Policy ENV1 – Environmental Quality</li> <li>Policy ENV2 – Mitigating Environmental Change</li> <li>Policy ENV4 – Flood Risk</li> <li>Policy ENV5 – Sustainable Urban Drainage Systems</li> <li>Policy OS3 – Ancillary open space</li> <li>Policy NH1 – Natural Heritage</li> </ul>
7.8	<p>The following Supplementary Planning Guidance is relevant.</p> <ul style="list-style-type: none"> <li>Supplementary Planning Guidance – Place making urban design</li> <li>Supplementary Planning Guidance – Tall Buildings</li> </ul>



7.9	<p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The principle of a hotel at this location</li> <li>• Impact on the character and appearance of the Conservation Area</li> <li>• Impact on the special architectural and historic qualities of the Listed Building</li> <li>• Archaeology</li> <li>• Ancillary open space</li> <li>• Climate change</li> <li>• Traffic, movement and parking</li> <li>• Environmental impacts</li> <li>• Drainage and flood risk</li> <li>• Natural heritage</li> </ul> <p><b>The principle of a hotel at this location</b></p>
7.10	<p>Policy EC1 of the Plan Strategy seeks to support development from business sectors with strong growth potential with hospitality and tourism being one of the key areas listed within the policy. The proposal is consistent with the aims of this policy.</p>
7.11	<p>Policy TLC1 relates to support for tourism, leisure and cultural development. It states that it will support such development that contributes to:</p>
	<ul style="list-style-type: none"> <li>a. Extending the offer across the daytime and night-time for a broad range of visitors; and</li> <li>b. Improving the quality, and accessibility of tourism, leisure, and culture facilities and assets to support Belfast's reputation as an attractive tourism destination.</li> </ul>
7.12	<p>It is considered that the proposal satisfies the above criteria.</p>
7.13	<p>The proposal satisfies Policy TLC3, which states that planning permission will be granted for development proposals for new overnight visitors' accommodation within the city centre boundary.</p>
7.14	<p>Regard is also had to the previous permission for a hotel on the site granted in 2007 (Z/2006/1782/F).</p>
7.15	<p>Having regard to these factors, the site is considered a suitable location in principle for a hotel.</p>
	<p><b>Impact on the character and appearance of the Conservation Area</b></p>
7.16	<p>Section 104(11) of the Planning Act (Northern Ireland) 2011 states that special regard must be had to the desirability of;</p>
	<ul style="list-style-type: none"> <li>(a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;</li> <li>(b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise</li> </ul>
7.17	<p>Policy BH2 of the Plan Strategy lists criteria for the consideration of proposals in a Conservation Area, including amongst others that development should preserve or enhance the character and appearance of a Conservation Area. Regarding demolition in a Conservation Area, demolition will only be acceptable where the building makes either a negative or no material contribution to the character of the area and the design quality is considered to enhance the overall character.</p>

<i>New build, extensions and alterations</i>	
7.18	The scheme has evolved with input from the Urban Design Officer and internal conservation advice. This has included requiring further CGIs, VU.CITY images and contextual information, and improvements to the design of the new build rear section including the elevation onto College Street and external cladding materials.
7.19	Notwithstanding, the conservation advice expresses concerns about the scale of the 9 storey new build extension at the rear and the lack of “architectural unity” with the base of the building on the College Court being different to the design of the rest of the rear extension. The conservation advice is that the proposal would result in “substantial harm” to the character and appearance of the Conservation Area. However, the conservation advice also states that should an enabling case be made that the extension is necessary to fund the refurbishment of the Listed Building at risk, then one material is recommended for the middle section of the rear extension which is tonally in keeping with the brick proposed for the base of the building. The upper part of the building should be faced in a material reflective of traditional tones for attic floors within the Conservation Area to assist in visually breaking up the mass of the proposal.
7.20	The Urban Design Officer has a contrary view in terms of the architectural treatment of the rear of the building. They advise that the use of red brick across the lower three floors echoes that of adjacent buildings along College Court and a slight emphasis above 2F strengthens this lower ‘shoulder’ height which picks up on the eaves heights of buildings either side. Furthermore, the proposed arrangement and proportions of windows across the lower floors to the rear are also welcomed and reflect the hierarchy and rhythm of windows in adjacent buildings.
7.21	However, the Urban Design Officers agrees with the concerns of the conservation advice in relation to the scale and height of the 9-storey new build extension, albeit it is the top upper half floor which tips the balance. The Urban Design Officer advises that the impact of this upper half floor can be seen from views opposite the site along Queen Street where this element breaks the decorative roofscape of the listed asset. The impact of this upper floor is also notable in views from Castle Street south along College Court where again this element dominates the collective roofscape of what should be subservient rear additions. Removal of this top floor would allow the proposed extension to sit more comfortably in its context. They also have concerns in relation to any required rooftop equipment such as lift/stair overruns and air handling units. From experience these elements can often add additional massing at roof level which adds to the overall visual impact of the building in terms of scale, height and massing.
7.22	In terms of materials, the Urban Design Officer was critical of the original vertical column of grey cladding wrapped around from the rear elevation onto the two side elevations (north and south) of the rear extension. However, this has since been changed to a red tone to better complement the predominant red brick in the area.
7.23	The concerns of Urban Design Officer and conservation advice are acknowledged. However, in relation to the scale and height of the rear extension, it would be read against the backdrop of the larger and taller 11 storey buildings to the opposite side of the narrow College Court to the immediate west, and office development under construction on Queen Street to the south. In this context, and on balance, the 9-storey scale of the rear extension is considered acceptable. Whilst the proposed extension is not “subservient”, therefore, in conflict with criterion f. of Policy BH2, for the reasons stated its scale and height are considered acceptable.

7.24	<p>In conclusion, it is considered that the character and appearance of the Conservation Area would overall be preserved. The restoration of the Listed Building at risk will also represent an enhancement of the Conservation Area.</p>
	<p><i>Demolition</i></p>
7.25	<p>In terms of the demolition, the conservation advice is that the rear block proposed to be demolished makes a positive contribution to the character and appearance of the Conservation Area through age, style and materials, functional use and its narrative quality in that one can read the improvements in glass making technology of its date of construction (1880) with cheaper 6 over 6 sashes to the rear, more expensive full paned sashes restricted to the front elevation; and, reflecting the historic hierarchy of place with civic status of the building. The conservation advice is that the existing buildings make a better contribution to the character and appearance of the Conservation Area than the proposed 9 storey hotel.</p>
7.26	<p>Officers disagree with the views of the conservation advice. The existing buildings at the rear are considered to be of a modest and ordinary design, which makes no material contribution to the character and appearance of the Conservation Area. Moreover, the design quality of the proposed building is considered to enhance the overall character of the conservation area, allowing the retention and restoration of the Listed Building. It is also noteworthy that DfC HED offers no objection to the demolition of these buildings in terms of their value or impact on the setting of the Listed Building at the front. The proposal is considered compliant with Policies BH2, DES1 and DES3.</p>
	<p><b>Impact on the special architectural and historic qualities of the Listed Building</b></p>
7.27	<p>The site comprises a Grade B1 listed building of special architectural and historic interest. The building is in poor condition and on the at risk register.</p>
7.28	<p>Following amendments to the proposal and site inspection, DfC HED offers no objection to the applications, recommending conditions in the event that permissions are granted.</p>
7.29	<p>The proposal will facilitate the restoration and re-use of the redundant Listed former police station, a building at risk, which is welcomed. In this regard, a condition is recommended to ensure that the works to the Listed Building are carried out prior to the use of the hotel. A further condition is recommended that requires a phasing plan for the works, again to ensure the appropriate timing of works to the Listed Building. The proposal is considered compliant with Policy BH1 and relevant provisions of the SPPS.</p>
	<p><b>Archaeology</b></p>
7.30	<p>DfC HED: Historic Monuments state in their response that the site is adjacent to a 17<sup>th</sup> century town ditch and recommends archaeology related conditions. These conditions are recommended and the proposal is considered compliant with Policy BH5 and relevant provisions of the SPPS.</p>
	<p><b>Ancillary open space</b></p>
7.31	<p>Policy OS3 requires the provision of ancillary open space for all new development to include both hard and soft landscaping areas to serve the needs of the development. It is normally to be expected that 10% of the site is given over to open space. The proposal provides circa 8% (45sq/m) of open space to the front of the listed building. The proposal also provides a first-floor terrace area circa 13% (80sq/m). Whilst the Queen Street frontage area is compromised in terms of its amenity value by reason of it being the main entrance to the hotel from Queen Street, regard is had to the much more significant</p>

	<p>benefits of bringing the Listed Building at risk back into use. The proposal is considered acceptable having regard to Policy OS3.</p> <p><b>Climate change</b></p>
7.32	<p>Policy ENV2 requires development to incorporate measure to mitigate environmental change and reduce Green House Gases by promoting of sustainable development. The policy requires, where feasible, to avoid demolition and seek structures reuse. In these regards, the demolition of the buildings at the rear is necessary to facilitate the overall hotel concept and bring the Listed Building at risk back into use.</p>
7.33	<p>Policy ENV3 requires the design to minimise the reliance on fossil fuels for heating and minimise building overheating and therefore reduce the need for air-conditioning. The proposal will include insulation measure to the walls, the windows will have low transmitting glazing to minimise air conditioning needs. The proposal will also incorporate solar control principles, low energy lighting and high efficiency heat pumps and so forth, all designed to reduce operating costs but having the additional benefit of reducing the need for energy to maintain comfortable conditions within the hotel. It is recommended that these climate control measures are secure by condition.</p>
7.34	<p>Policy ENV5 requires, where appropriate, sustainable drainage systems (SuDS) to manage surface water runoff and flooding is not increased elsewhere. The site is confined within an existing built-up area limiting the scope to employ SuDS methods. The footprint of the proposed building utilises all available ground space, this space is already covered with existing buildings and hard-standing therefore there will be no increase in the level of hard-standing that would contribute to additional surface water run-off. Whilst no specific SuDS measures are proposed, regard is had to the much benefit of bringing the Listed Building at risk back into use.</p> <p><b>Traffic, Movement and Parking</b></p>
7.35	<p>No dedicated parking is provided but this is considered acceptable given the sustainable and highly accessible location of the site.</p>
7.36	<p>Dfl Roads advises no objections subject to conditions and the proposal is considered acceptable in terms of traffic, moving and parking. The proposal is considered to comply with Policies TRAN 1, TRAN 2, TRAN 3, TRAN 4 and TRAN 8 and relevant provisions of the SPPS, and in these regards is acceptable.</p> <p><b>Environmental impacts</b></p> <p><i>Contamination:</i></p>
7.37	<p>The application is supported by a Preliminary Risk Assessment, concluding low risk from contaminants. Following receipt of further information, Environmental Health advises no objection subject to conditions. This includes a Grampian condition to require submission and approval of the Generic Quantitative Risk Assessment (GQRA). Officers note that the existing buildings on the site will need to be removed to allow bore hole testing to take place for the completion of the GQRA.</p>
7.38	<p>The proposal is considered acceptable in respect of land contamination and compliant with Policy ENV1.</p>

<p>7.39</p> <p>7.40</p> <p>7.41</p> <p>7.42</p>	<p><i>Noise and odour:</i></p> <p>Environmental Health has advised conditions for the control of noise and odour associated with the proposed development. These conditions are recommended. In this regard, the proposal is considered compliant with Policy ENV1.</p> <p><i>Air Quality:</i></p> <p>Environmental Health has reviewed the Air Quality Assessment provided with the application and advises that it meets the relevant requirements. In this regard, the proposal is considered compliant with Policy ENV1.</p> <p><b>Drainage and flood risk</b></p> <p>Dfl Rivers has advised that the drainage proposals are acceptable providing the applicant receives discharge permission from NI Water (it is understood that the applicant has entered into a pre-development enquiry with NI Water). No unacceptable drainage or flood risk issues have been identified and the proposal is considered to accord with Policy ENV4.</p> <p><b>Natural heritage</b></p> <p>The applicant has completed a biodiversity checklist which confirms no impacts. It has been unnecessary consult DAERA in this case, however, the applicant will be reminded of their legal responsibilities under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by way of an informative.</p>
<p>8.0</p> <p>8.1</p> <p>8.2</p>	<p><b>Summary of Recommendation:</b></p> <p>Having regard to the Development Plan, and other material considerations, the proposal is considered acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions.</p> <p>Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that arise, provided that they are not substantive.</p>
	<p><b>DRAFT CONDITIONS</b></p> <p><b>Full planning permission (LA04/2020/0568/F)</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>2. Notwithstanding the submitted details, no development shall commence on site unless a Phasing Plan has been submitted to and approved in writing by the Council. The development shall not be carried out or sequenced unless in accordance with the approved Phasing Plan.</li> </ol> <p>Reason: The Listed Building is at risk and the development has been permitted to enable the restoration of the Listed Building.</p> <ol style="list-style-type: none"> <li>3. The hotel use hereby permitted shall not be carried out or the building occupied until the works to the Listed Building have been fully implemented in accordance with Listed Building Consent LA04/2020/0569/LBC and written evidence of such</li> </ol>

has been submitted to and approved in writing by the Council. The Council and DfC Historic Environment Division shall at all reasonable times be afforded access to the Listed Building to inspect the works as part of the authorisation process.

Reason: The Listed Building is at risk and the development has been permitted to enable the restoration of the Listed Building.

4. No demolition shall commence on site unless a contract has been agreed for the redevelopment of the site in accordance with planning permission [LA04/2020/0568/F] and evidence of that contract has been submitted to and approved in writing by the Council]. The development shall not be carried out unless in accordance with planning permission LA04/2020/0568/F.

Reason: As required by Sections 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to preserve or enhance the character or appearance of the Conservation Area. Approval is required upfront because if redevelopment of the site does not take place it could leave the vacant site unsightly and harmful to the Conservation Area.

5. Notwithstanding the approved details, no development shall commence unless details of climate change measures to manage and/or mitigate climate change have been submitted to and approved in writing by the Council. The development shall not be occupied unless the approved climate change measures have been implemented. The climate change measures shall be retained in accordance with the approved details at all times.

Reason: To manage and mitigate climate change having regard to Policies ENV2 and ENV3 of the Belfast LPD Plan Strategy 2035.

6. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure appropriate surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

7. No development or works shall commence on site (other than that required to fulfil this condition) unless a programme of archaeological work has been implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council.

Reason: To ensure that archaeological remains and features are preserved in situ. Approval is required upfront because archaeological remains and features could be damaged or permanently lost.

8. 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 7.

These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 6 months of the completion of archaeological programme of works.

Reason: To ensure that the archaeological remains and features are properly analysed and recorded.

9. No development shall commence on site unless details of windows and external doors have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The windows and external doors shall not be installed unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

10. 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 approved drawings.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

11. No development shall commence on site unless a detailed specification and samples of all new materials to be used in the elevations of the building, including samples of materials for the rain screen cladding and new window materials, have been submitted to and agreed in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

12. The hotel shall not be operated or occupied unless secure cycle parking facilities have been provided in accordance with the approved plans. The secure cycle parking shall be retained as such at all times.

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

13. The development shall operate in accordance with the Service Management Plan.

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

14. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan **[dated stamped on X and uploaded to the Planning Portal on Y]**.

Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.

15. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless a Quantitative Risk Assessment has been submitted to and approved in writing by the Council.

A detailed site investigation shall be carried out in line with Business Support 10175:2011+A2:2017 (or any standard that reproduces or replaces this standard).

Any ground gas investigations shall be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019 (or any standard that reproduces or replaces this standard).

A satisfactory assessment of the risks (including a Revised Conceptual Site Model), shall be conducted in line with current Environment Agency guidance. In addition, risks associated with ground gases shall be assessed under the methodology outlined in BS8485:2015+A1:2019 and CIRIA C665 (or any standard that reproduces or replaces this standard).

Based on the outcome of this risk assessment, a Remediation Strategy may be required. If necessary, the Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

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

Reason: In the interests of human health

16. The plant and equipment associated with the development hereby permitted shall achieve a rating level (LAr) no greater than the Background Sound Level, LA90, during the daytime and during night-time when measured or determined at the nearest noise sensitive premises. All measurements and calculations must be conducted in line with the methodology outlined in BS4142:2014+A1 2019 Methods for rating and assessing industrial and commercial sound.

Reason: In the interests of residential amenity

17. Deliveries and collections to and from the hereby permitted development are not permitted outside the hours of 07:00 and 23:00hrs.

Reason: In the interests of residential amenity

18. No kitchen or extraction and odour abatement system shall be installed unless it is capable of achieving a 'very high level' of odour control in accordance with the measures outlined in Section 2 of the AONA Environmental Consulting Ltd report titled: Updated Odour Impact Assessment. Date: April 2022.

Reason: Protection of amenity against adverse odour.

19. All gas boilers shall meet the technical specification as detailed within the letter Ref.: ENV-6045 Queen Street Hotel Air Emissions, dated 9th October 2020

Reason: Protection of Human Health

20. During the construction phase, dust management measures shall be implemented in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction 2014.

Reason: Protection of residential amenity



**Listed Building Consent (LA04/2020/0569/LBC)**

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. Prior to commencement of any structural alterations, a method statement that demonstrates how the approved structural works will be undertaken, and outlining how the Listed Building will be protected, during construction (including foundations and any piling) and demolition work, shall be submitted and approved in writing by the Council. The work shall be carried out fully in accordance with the details approved.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

3. No works shall be undertaken until details of an accredited conservation professional who will oversee and certify the hereby approved conservation works have been submitted to approved in writing by the Council. The works shall be overseen and certified by the accredited conservation profession approved by the Council.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

4. Internal or external historic surviving decorative or functional features, including plasterwork, ironwork, fitted cupboards, bookcases, ceramic tiling, shelving, fireplaces and grates, pelmets, fitted furniture, doors, windows, staircases, staircase balustrading, joinery and decorative ironwork shall not be removed or altered unless expressly specified by the approved drawings. Retained features shall be fully protected during the course of any works on site, in accordance with details to be submitted to and approved in writing by the Council. Any missing stairway joinery, skirtings, cornices, architraves, window panelling and doors shall be copied, and subsequently replaced, to replicate exactly the existing in material and detailing.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

5. All new external finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. No works shall commence on site unless details of windows and external doors have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The windows and external doors shall not be installed unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

7. No works shall be undertaken unless details of the connections and interface between the new build and the existing façades have been submitted and approved in writing by the Council. The details shall be drawn to a minimum scale of 1:20 and shall include dimensioned set-backs, structure, flashings and allowance for movement. The works shall be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

8. 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 approved drawings.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

9. No works shall be undertaken unless details of building services including mechanical, electrical, and audio installations routeways and installations impacting the architecture and detail of the listed building have been submitted to and approved in writing by the Council. The works shall be carried out unless in accordance with the approved details..

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

10. No works shall commence on site unless a detailed specification and samples of all new materials to be used in the elevations of the building, including samples of materials for the rain screen cladding and new window materials, have been submitted to and agreed in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

11. No works shall commence on site unless a detailed specification and samples of external paving to ramps, tactile paving, balustrading and external lighting have been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

### **Informatives**

#### **NOT03 Compliance with planning permission**

Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).

#### **NOT04 Discharge of condition(s)**

This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know

when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.

**NOT06 Non-planning requirements**

The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.

**NOT07 Protected Species**

The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to:

- a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat;
- b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
- c) Deliberately disturb such an animal in such a way as to be likely to:
  - (i) affect the local distribution or abundance of the species to which it belongs;
  - (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or
  - (iii) Impair its ability to hibernate or migrate;
- d) Deliberately obstruct access to a breeding site or resting place of such an animal;  
or
- e) To damage or destroy a breeding site or resting place of such an animal.

If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.

<b>ANNEX A</b>	
<b>Date Valid</b>	11th February 2022
<b>Date First Advertised</b>	20th March 2020
<b>Date Last Advertised</b>	11 <sup>th</sup> Jan 2024
<b>Date of Neighbour Notification(s)</b>	23 <sup>rd</sup> March 2020 11 <sup>th</sup> Jan 2024
<b>Number of Neighbour Notifications</b>	25 letters issued – full details available on planning portal.
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No