



Belfast Planning Service
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2014/0601/F	Target Date:
Proposal: Demolition of existing building on Donegall Road and erection of 4 storey building consisting of 3 commercial units, a laundry room, lift and external smoking area for the use with adjacent hotel, 24 bedroom hotel on the first, second, third and fourth floors which will form as an annex to the existing Benedicts Hotel Complex located at 7-21 Bradbury Place, Belfast.	Location: 12-20 Donegall Road and 7-21 Bradbury Place Belfast BT7 1RQ
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Elmore Ltd Benedicts Hotel 7-21 Bradbury Place Belfast BT7 1RQ	Agent Name and Address: Michael Galbraith Associates Millbrae House Lower Main St Buncrana Co. Donegal
Executive Summary: The application seeks full planning permission for the demolition of existing building on Donegall Road and erection of 4 storey building consisting of 3 commercial units, a laundry room, lift and external smoking area for the use with adjacent hotel, 24 bedroom hotel on the first, second, third and fourth floors which will form as an annex to the existing Benedicts Hotel Complex located at 7-21 Bradbury Place, Belfast. The main planning issues include: <ul style="list-style-type: none">• The principle of this development at this location;• Design;• Impact on residential amenity; and	

- Traffic and Parking

The site is located on the within the City Centre and within Shaftesbury Square Character Area (CC013) in the Belfast Metropolitan Area Plan. Hotel use was established on the site under planning permission Z/2007/1447/F, approved on 11th October 2007. The proposed use is acceptable on this city centre site and complies with area plan designations.

The proposal has been assessed against and complies with the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement 3: Access Movement and Parking and Planning Policy Statement 5: Retailing and Town Centres;

NIWater, Transport NI and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.

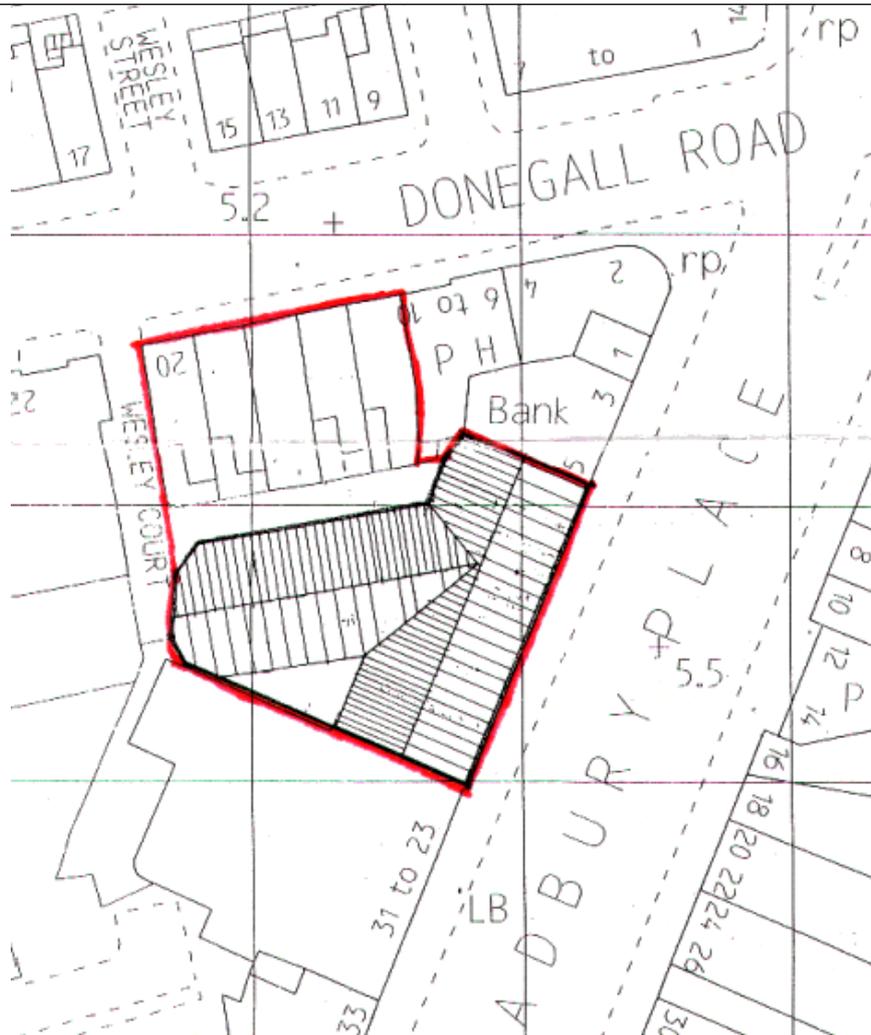
Neighbour notification was issued to an additional 2 properties on 6th August that to ensure compliance with statutory requirements. No representations have been received to date.

The recommendation is to approved with conditions.

Signature(s):

Case Officer Report

Site Location Plan



1.0 Characteristics of the Site and Area

- 1.1 The site is located at 7-21 Bradbury Place and 12-20 Donegall Road. The site consists of an existing 4 storey hotel fronting onto Bradbury Place. 12-20 Donegall Place consists of a vacant 2 storey terrace.

2.0 Description of Proposal

- 2.1 The application seeks full planning permission for the demolition of existing building on Donegall Road and erection of 4 storey building consisting of 3 commercial units, a laundry room, lift and external smoking area for the use with adjacent hotel, 24 bedroom hotel on the first, second, third and fourth floors which will form as an annex to the existing Benedicts Hotel Complex located at 7-21 Bradbury Place, Belfast.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

- 3.1 Z/2007/1447/F- Demolition of existing buildings on 12-20 Donegall Road and erection of

4no commercial units with hotel use above. First floor to consist of function room, kitchen and ancillary uses, 2nd, 3rd and attic floors shall comprise of 30no. hotel bedrooms which shall be linked at each floor level to the existing hotel complex at 7-21 Bradbury Place. Approved 11th October 2007.

4.0 Policy Framework

- 4.1 Belfast Metropolitan Area Plan 2015
 - 4.1.1 Belfast City Centre
 - 4.1.2 CC 013 Shaftesbury Square Character Area
- 4.2 Planning Policy Statement 1(PPS1): General Principles
 - 4.2.1 Paragraph 59
- 4.3 Planning Policy Statement 3: Access, Movement and Parking
 - 4.3.1 AMP 7
- 4.4 Planning Policy Statement 5: Retailing and Town Centres

5.0 Statutory Consultee Responses

- 5.1 Transport NI- No objections;
- 5.2 NIWater- No objections.

6.0 Non Statutory Consultee Responses

- 6.1 Belfast City Council EPU- No Objections Subject to conditions.

7.0 Representations

- 7.1 The application was neighbour notified and advertised in the local press. Further neighbour notification letters were issued to No's 13 and 15 Donegall Road on 6th August to ensure compliance with statutory requirements. No letters of objection have been received to date.

8.0 Other Material considerations

- 8.1 N/A

9.0 Assessment

- 9.1 The key issues in the assessment of the proposed development include:

- The principle of this development at this location;
- Impact on residential amenity through noise
- Visual Amenity; and
- Traffic and Parking

- 9.2 The site is located within Belfast City Centre and is identified as being within Shaftesbury Square Character Area CC013 as designated in the Belfast Metropolitan Area Plan 2015. The principle of development is acceptable given the site's planning history for a similar

	scheme and the fact that it does not conflict with area plan designations.
9.3	PPS 5 contains the general policy for retail development. It states that town centres will be promoted as the principal location for office, leisure, cultural and services uses. The policy encourages proposals for such development where they contribute to the diversity and vitality of the centre without encroaching on the primary retail core at the ground floor. The use of a hotel has already been established on the application site. The proposed extension is not located within the primary retail core. Although now vacant the last use on the properties in Donegall Road consisted of a number of shops in retail use.
9.4	The proposed ground floor use is considered acceptable given the location of the site within the City Centre and the fact that it does not result in a loss of retail floorspace. The proposed hotel use on the upper floors will bring increased vitality and viability into the City Centre, especially to a locality that has suffered from urban decay in recent years.
9.4	Concern was initially raised by Belfast City Councils Environmental Protection Unit (EPU) in relation to the proposed outdoor smoking area and potential impact on nearby residential properties through noise. Following the submission of noise report and following discussions between the applicant, EPU has no objections subject to conditions to ensure that future occupants will not be adversely affected by the proposal. Further conditions are also proposed in relation to odours from cooking. It is considered these conditions will mitigate impacts and ensure they do not unacceptably damage the amenity of nearby residents.
9.5	The proposal has been assessed against paragraph 59 of PPS 1 regarding visual impact. Critical views of the site are from the junction of Bradbury Place and the Donegall Road and from the junction of the Donegal Road and Sandy Row. The scale and massing of the buildings in the vicinity of the application site are varied. To the west is a 4 storey flat roof building whilst adjoining to the east is a 3 storey building that wraps around the corner of Donegall Road and Bradbury Place. The proposal itself consists of a 5 storey building with a ridge height of 19.2 metres. Having regards to the surrounding context and the planning history on the site for a very similar proposal in terms of the scale and massing, it is considered that it will not cause demonstrable harm to the visual amenity of the area.
9.9	The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. Given the location of the site within the city centre which is an area of parking restraint, it is considered that the proposed development will not impact on road and pedestrian safety, a view shared by Transport NI who has no objections.
Neighbour Notification Checked	
	Yes
10.0	Summary of Recommendation:
10.1	Proposal complies with the Development Plan, relevant policy and a similar proposal was previously approved on the site. Whilst permission has now lapsed there has been no policy change in the intervening period. Transport NI, Environmental Protection Unit of BCC and NIWater have no objections subject to conditions. No Objections have been received. Approval is recommended with conditions.
11.0	Conditions

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No music or amplified sound shall be provided within the proposed external smoking area.

Reason: In the interests of Residential Amenity.

3. All doorsets leading outside and to the external smoking shelter shall be self-closing and fitted with proprietary acoustic seals and retained as such.

Reason: In the interests of Residential Amenity.

4. A proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from all extract ventilation ducting shall terminate at a height not less than 1 metre above the roof of the main building and it should be directed away from nearby dwellings and commercial premises.

Reason: In the interests of Environmental Heath.

Signature(s)

Date:

ANNEX	
Date Valid	8th May 2014
Date First Advertised	23rd May 2014
Date Last Advertised	23 rd May 2014
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 11 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JJ, The Owner/Occupier, 12 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 13 Donegall Road, Belfast BT12 5FQ, The Owner/Occupier, 14 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 15 Donegall Road, Belfast BT12 5FQ, The Owner/Occupier, 16 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 16 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 17 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JJ, The Owner/Occupier, 18 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 2 Wesley Street, Malone Lower, Belfast, Antrim, BT12 5FQ, The Owner/Occupier, 20 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 22-32, Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 23-31, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1RR, The Owner/Occupier, 3 Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1RQ, The Owner/Occupier, 3-5, Bradbury Place, Malone Lower, Belfast, Antrim, BT7 1RQ, The Owner/Occupier, 6 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JN, The Owner/Occupier, 9 Donegall Road, Malone Lower, Belfast, Antrim, BT12 5JJ, The Owner/Occupier, The Flat, Wesley Street, Malone Lower, Belfast, Antrim, BT12 5FQ,</p>	
Date of Last Neighbour Notification	19th May 2014
Date of EIA Determination	N/A
ES Requested	No

Drawing Numbers and Title	
01-09	