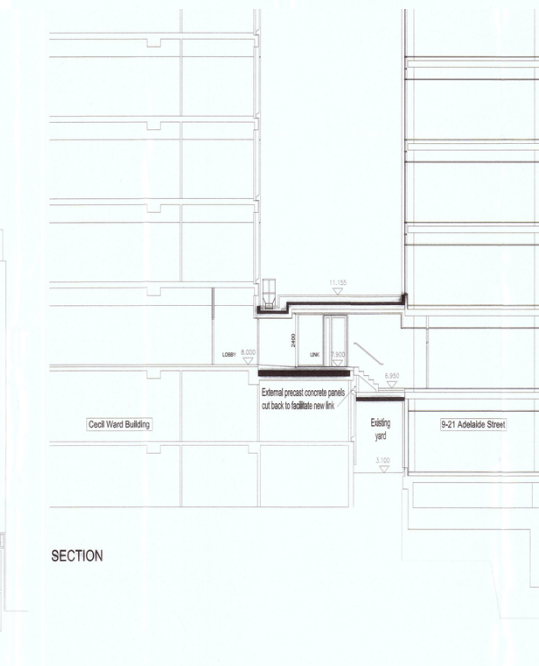
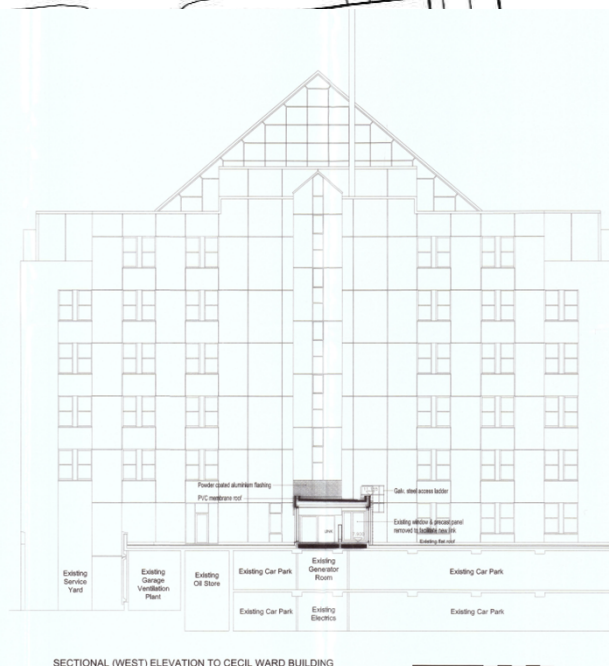
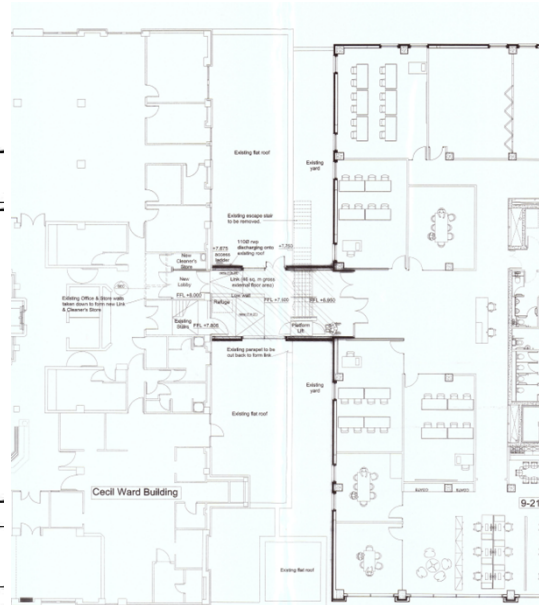
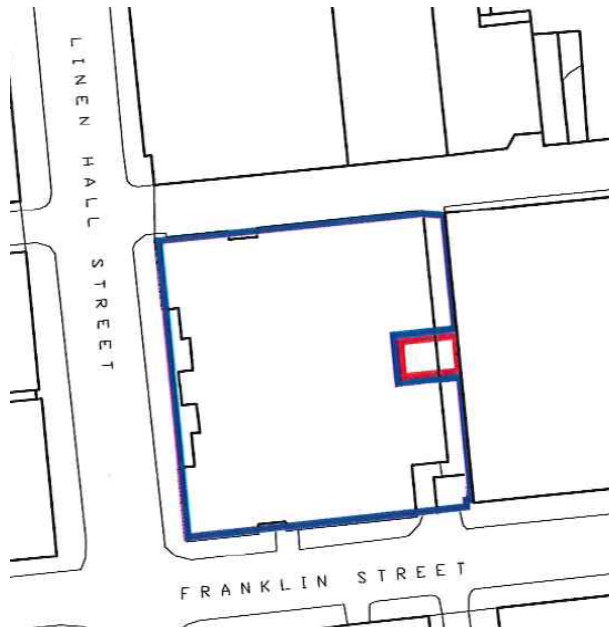


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 19 January 2016	
<b>Application ID:</b> LA04/2015/1095/F	
<b>Proposal:</b> First floor enclosed link, connecting the Cecil Ward Building, 4-10 Linenhall Street with new development at 9-21 Adelaide Street, Belfast.	<b>Location:</b> The Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP
<b>Referral Route:</b> BCC Interest	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belfast City Council Belfast City Hall Donegall Square South Belfast BT1 5GS	<b>Agent Name and Address:</b> Todd Architects 2nd Floor Titanic House 6 Queens Road Belfast BT3 9DT
<p><b>Executive Summary:</b> The application seeks full planning permission for a first floor enclosed link, connecting the Cecil Ward Building, 4-10 Linenhall Street with new development at 9-21 Adelaide Street, Belfast.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• The acceptability of the proposed link</li> <li>• The impact on the character and appearance of the Linen Conservation Area.</li> </ul> <p>The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan and also within the Linen Conservation Area and the Commercial District. A significant part of the site is located within the primary retail core. The proposal is a link at first floor level between the existing Cecil Ward building and the building under construction to the rear at the junction of Adelaide Street and Franklin Street.</p> <p>The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland and Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.</p> <p>Given the relatively small scale nature of the proposal and its location between two large buildings the proposal will have minimal visual impact from any main public views and thus will not adversely affect the character of the Linen Conservation Area.</p> <p>No objections to the proposal have been received</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.</p>	

Case Officer Report

Site Location Plan



SECTIONAL (WEST) ELEVATION TO CECIL WARD BUILDING

Characteristics of the Site and Area

1.0	<p><b>Description of Proposed Development</b>                  First floor enclosed link, connecting the Cecil Ward Building, 4-10 Linenhall Street with new development at 9-21 Adelaide Street, Belfast.</p>
2.0	<p><b>Description of Site</b>                  Brownfield site. New building currently under construction (as approved under Z/2014/1398/F). Site located to rear of Cecil Ward Building.</p>

	Site located within Linen Conservation Area. Area characterised by high rise office buildings with a strong building line immediately abutting public footpath.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	Z/2008/0372/F - Demolition of existing building and construction of 11 No. storey commercial office and 145 bedroom hotel development with 2 storey basement parking and associated site works. Approved 13th March 2009
3.2	Z/2008/0392/DCA - Demolition of existing 9 No. storey office building and construction of 11 No. storey commercial office and 145 bedroom hotel development, including 2 storey basement car park. Approved 13th March 2009
3.3	Z/2007/0075/F - Proposed 10 No. storey commercial office development with associated basement parking. Approved 1st June 2007
3.4	Z/2007/0084/DCA -Demolition of existing 9 storey office building and construction of 10 storey commercial office building to include basement car parking. Approved 1st June 2007
3.5	Z/2014/1398/F - Demolition of existing building and erection of a new 9 no. storey office development. Approved 20th May 2015
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage
5.0	Statutory Consultees N/A
6.0	Non-Statutory Consultees N/A
7.0	Representations None received
8.0	Other Material Considerations Linen Conservation Area guidance document
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>- The acceptability of proposed link</li> <li>- Impact upon character and appearance of Linen Conservation Area</li> </ul>
9.2	The site is located within the city centre, the commercial district and Linen Conservation Area as designated in the Belfast Area Plan.
9.3	The Commercial District Character Area is designated as identified on Map No. 2/001 - Belfast City Centre. BMAP states a list of relevant design criteria in BMAP which applies to the Character Area however given the small scale nature of the proposal none of these criteria would be applicable in this instance.
9.4	Policy BH 12 New Development in a Conservation Area Given the small scale nature of the proposal, its peripheral location in terms of any potential visual impact, and finishes which respect the character of the adjoining buildings

	the proposed link will certainly preserve the character of the conservation area and will have no adverse impact on views within it.
10.0 11.1	Summary of Recommendation: Modest first floor link between two large buildings (under construction). The proposal, given its scale, finishes and location, will respect and preserve the character of the Linen Conservation Area.
11.0 11.1	Conditions  As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  Reason: Time Limit.
12.0	Notification to Department (if relevant) N/A

<b>ANNEX</b>	
<b>Date Valid</b>	24th September 2015
<b>Date First Advertised</b>	16th October 2015
<b>Date Last Advertised</b>	16th October 2015
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 9-21 Clarendon House Adelaide Street Town Parks	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	
<b>Representations from Elected Members:</b> None	