



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2014/1657/F	Target Date:
Proposal: Erection of 11 storey building (34.5m high) comprising a retail unit at ground floor level, 475 bed managed student accommodation (with communal living rooms kitchen), associated reception/office facility, other ancillary accommodation including landscaped courtyard, plant and storage areas, car parking and cycle provision. (additional information & revised plans)	Location: Site at 28-30 Great Patrick Street Belfast BT1 2LT
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: Patton Developments LLP c/o Agent	Agent Name and Address: TSA Planning LTD 29 Linenhall Street Belfast BT2 8AB
Executive Summary: The site is located within the city centre of Belfast as defined within the Belfast Metropolitan Area Plan (BMAP). The principle of re-developing the site has been accepted through previous planning approvals. The main issues to be considered in this proposal are: <ul style="list-style-type: none">• The principle of the redevelopment and proposed use at this location• The design, height, scale and mass of the proposed building• Impact on the character of the area; and• Impact on amenity. The principle of Purpose Built Student Accommodation (PBSA) is acceptable at this location. The site is located on unzoned (white) land directly opposite the new University of Ulster campus and is not located in or adjacent to a primarily residential area. The proposed height of the building exceeds the guidance as set out in BMAP however, at this location given the scale of infrastructure fronting the site (57m wide / 7 road lanes) and the scale of the new university complex and; a collection of planning approvals on the site and in the immediate locality it is considered that the proposed height, scale and	

mass would not result in harm to the character and appearance of the area.

The proposed design and treatment of the elevations are consistent with the area, incorporating a similar fenestration, solid to void ratios and materials. The design broadly follows that approved under the previous applications on the site.

In terms of amenity, there are no existing residential uses immediately adjacent to the application site. In terms of prospective residents, each unit has adequate outlook to the public street and external amenity areas. There is sufficient internal separation distances between rooms to prevent overlooking/intervisibility. The accommodation proposed is in accordance / generally exceeds standards set out in NI Housing Executive HMO standards.

All Consultees have offered no objections to the proposal, subject to conditions. No objections from third parties have been received.

Having regard BMAP, to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions

Recommendation

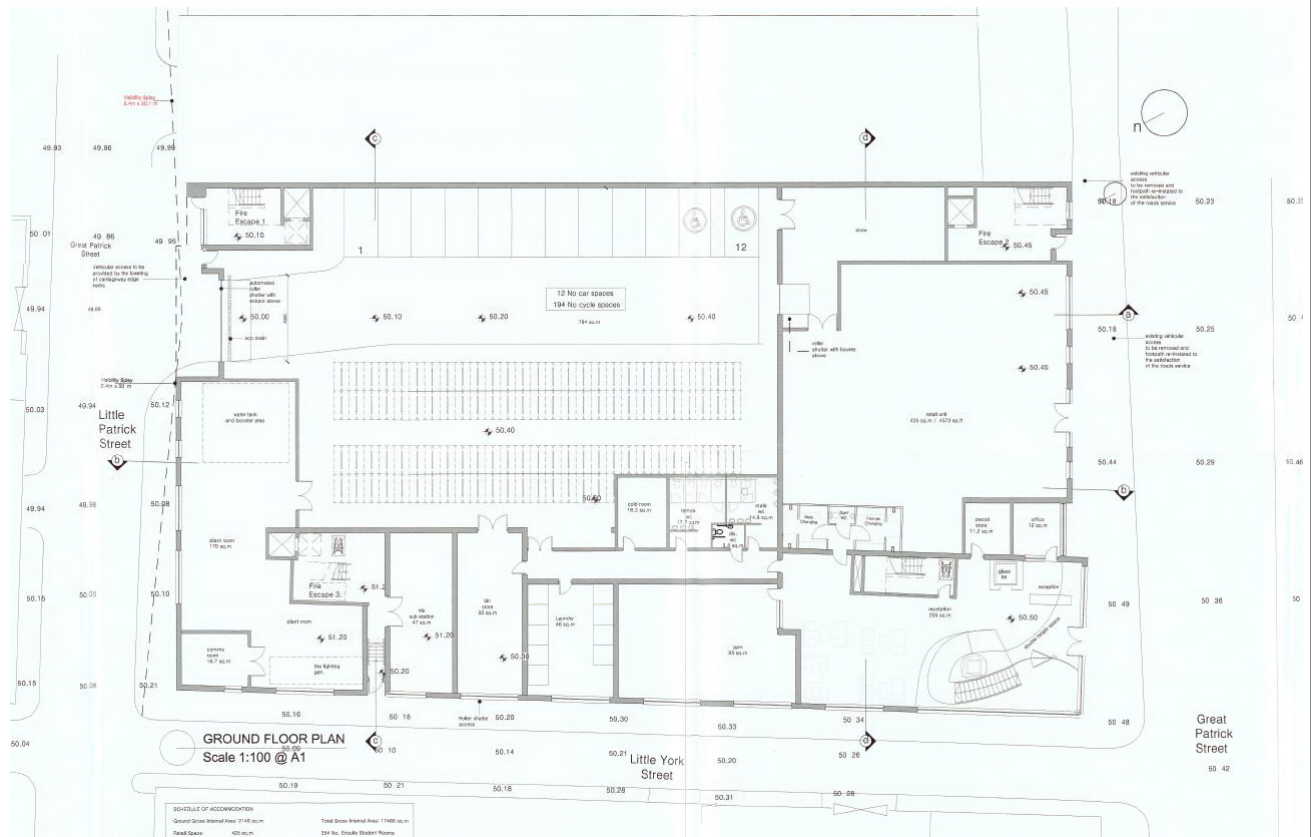
That the proposal should be approved subject to conditions set out below and subject to the completion of an Agreement under Section 76 of the Planning Act (Northern Ireland) 2015 in respect of developer contributions (see paragraph 9.20 below)

Signature(s):

Date:

Case Officer Report

Site Location Plan





Below - 3D image of Previously Approved Scheme Z/2008/2321/F



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Land and Resource Management	No objection

Non Statutory	Env Health Belfast City Council	No Objection
Non Statutory	Rivers Agency	No Objection
Non Statutory	NI Water - Strategic Applications	No Objection
Statutory	NI Transport - Hydebank	No Objection
Statutory	Belfast City Airport	No Objection
Advice and Guidance	Building Control Belfast City Council	No Objection
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Representations from Elected Representatives	Mr Ross Hussey MLA	
1.0 Description of Proposed Development		
<p>Erection of 11 storey building (34.5m high) comprising a retail unit and coffee shop at ground floor level, 475 bed (originally 529 bed) managed student accommodation (with communal living rooms kitchen). The proposal also includes an associated reception/office facility, other ancillary accommodation including gym, landscaped courtyard, plant and storage areas, car parking and cycle provision.</p>		
2.0 Description of Site		
<p>The site is located at 28 to 30 Great Patrick Street, Belfast. There is a tarmac surface car park on site at present bounded by metal fencing to the north east (Little Patrick Street), north west (Little York Street) and south west (Great Patrick Street). The south eastern boundary is defined by the wall of the adjacent building. The University of Ulster is located opposite the site. The site is on unzoned land (white land) within the BMAP and lies within Belfast City Centre. It is also within the Laganside North and the Docks Character Area (CC 015); a coastal flood plain; and an area of parking restraint.</p>		
Planning Assessment of Policy and Other Material Considerations		
3.0 Site History		
<p>There were two previous planning approvals on the site. Z/2007/0052/F and Z/2008/2321/F which were decided on 11th September 2007 and 1st April 2010 respectively. Z/2007/0052/F was an approval for demolition of the existing building and erection of mixed use development to include 180 apartments with ground floor retail and car parking. Z/2008/2321/F was an approval for "erection of mixed use development to include 3 No of retail units, 12 No of offices, 161 No of apartments and car parking".</p>		

There are a number of current applications for student accommodation in the area under LA04/2015/0716/F; Z/2015/0138/F and Z/2015/0177/F. In addition to this there is an outline approval under Z/2014/0479/O for “Demolition of existing building and construction of new multi storey building with retail units at ground floor and purpose built student accommodation over” at 48 - 52 York Street which was decided on 23rd March 2015.

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.1.1 Policy UE 1 - Urban design

4.2 Houses in Multiple Occupancy (HMO) Subject Plan 2015 including Policy HMO 7 - Large Scale Purpose Built Student Accommodation

4.3 Strategic Planning Policy Statement (SPPS)

4.4 Planning Policy Statement 3 (PPS3) - Access, Movement and Parking

4.5 Planning Policy Statement 13 (PPS13) - Transportation and Land Use

4.6 Planning Policy Statement 7 (PPS7) – Residential Development

4.7 Planning Policy Statement 12 (PPS12) – Housing in Settlements

4.8 Planning Policy Statement 15 (PPS15) - Planning and Flood Risk

4.9 Supplementary Planning Guidance including ‘Creating Places’, Development Control Advice Note 8 Housing in Existing Urban Areas

5.0 Statutory Consultee Responses

5.1 NI Water - No objection

5.2 DARD - Rivers Agency - No objection

5.3 DoE - NIEA - Waste Management - No objection subject to conditions

5.4 DRD - Transport NI - No objection subject to conditions

6.0 Non - Statutory Consultee Responses

6.1 BCC Environmental Health - No objection subject to conditions

6.2 BCC Building Control - sufficient scope to comply with building regulations in terms of fire safety, bin storage, and access for disabled persons.

6.3 Belfast City Airport - no objections subject to conditions

7.0

Representations

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

Mr Ross Hussey MLA contacted the Planning Service regarding the application.

8.0

Other Material Considerations

8.1 Local Government Waste Storage Guide for Northern Ireland

8.2 BCC Purpose Built Student Accommodation supplementary guidance

8.3 BCC Belfast A learning City A Framework on student housing and purpose built student accommodation

9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the Character of the Area; • Impact on amenity; and • Traffic Movement and Parking
9.2	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain remain applicable under 'transitional arrangements' including PPS3, and PPS7.</p>
9.3	<p>Due to the nature of the proposal, BMAP and the HMO subject plan are also significant policy considerations.</p>
	<p><u>Principle of proposed development Use</u></p>
9.4	<p>The site is located within the development limits of Belfast in the BMAP 2015 and is not subject to any site specific zonings. The site abuts an HMO node in the HMO Subject Plan ref: 04/18. It is also opposite the new university of Ulster campus which is under construction. It is therefore considered an acceptable location for student accommodation in principal.</p>
9.5	<p>The proposal has been therefore assessed against Policy HMO 7 of the HMO Subject Plan. This policy sets out 5 criteria which must be met in order to be acceptable. The proposal meets the first criterion in that it exceeds the minimum threshold of 50 units or 200 occupants – 475 units are proposed. All units are self contained, the proposal is not located in a wholly residential area; management arrangements are provided and adequate landscaping and amenity space is provided – these aspects are considered further below.</p>
	<p><u>PPS7 – Design, Character and Appearance of Area and and amenity</u></p>
9.6	<p>The proposal has also been assessed against QD 1 of PPS 7. The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet.</p>
9.7	<p>The proposed layout and design broadly follows that approved under the previous</p>

<p>9.8</p> <p>9.9</p> <p>9.10</p>	<p>applications, albeit with apartments and offices in lieu of student accommodation.</p> <p>In relation to BMAP the site falls within character designation CC015 – Laganside North and Docks Character Area. This stipulates a number of design criteria for the area. Of relevance to this application it states that:</p> <ul style="list-style-type: none"> • density of development shall be maintained and increased where appropriate, including around transport nodes, through high site coverage and high plot ratio; • development proposals shall take account of the height of adjoining buildings; • any building fronting onto Frederick St, Great Patrick St, or Dunbar Link shall be 4-6 storeys in height; • any building fronting onto Frederick St, Great Patrick St, or Dunbar Link shall be set back 1.5m from the footway to allow for a privacy zone for residential development; and • development shall respect the established building line. Exceptions will only be permitted where development creates open space. <p>The proposed height of 11 storeys would therefore be contrary to the urban design criteria. However, the proposed height, massing, design, and layout etc is broadly similar to those previously approved. The previously approved application expired on 1st April 2015, following submission of the current application. BMAP was adopted in the interim period in September 2015. The immediate locality around the site is also subject to a number of extant permissions including 33.6m at junction of York Street and Great Patrick Street [Z/2014/0479/O approved 23/03/2015], and 11 storeys at junction of Great Patrick Street, Nelson Street, and Great Georges Street [Z/2012/0352/O approved by PAC 22/05/2013]. In this context, the planning history of the site and immediate area has significant weight and accordingly the proposed height and layout is considered acceptable.</p> <p>The proposed height of the building exceeds the guidance as set out in BMAP however, at this location given the scale of infrastructure fronting the site (57m wide / 7 road lanes) and the scale of the new university complex it is considered that the proposed height, scale and mass would not result in harm to the character and appearance of the area.</p> <p>The proposed materials, design and fenestration are consistent with the area, incorporating a similar, fenestration, and solid to void ratios, and also having regard to the previous permissions on the site and in the locality. The design is arguably less cluttered than the previous approval due to the fenestration, reduced range of materials, and lack of balconies. The proposed design is therefore compliant with criteria [g] of PPS7. It is necessary to condition the provision of sample materials to ensure their suitability and protect local character.</p> <p>Accordingly it is considered that the proposal would not adversely impact on the character of the area, which is a wide mix of non residential uses, building designs and finishes.</p>
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9.11	<p>Impact on Residential Amenity</p> <p>In regard to impact on residential amenity, there are no existing residential uses immediately adjacent to the application site. Accordingly the proposal will not adversely impact on the amenity of existing residents directly. Taking account of the previous permission there will be no greater impact on the amenity of existing neighbouring properties.</p>
9.12	<p>In terms of prospective residents, each unit has adequate outlook to the public street and external amenity areas. There is sufficient internal separation distances between rooms to prevent overlooking/intervisibility.</p>
9.13	<p>The accommodation proposed is in accordance / generally exceeds standards set out in NI Housing Executive HMO standards – single rooms are approximately 12sqm (NIHE standard 6.5sqm), with common room areas ranging in size but not less than 21sqm for 4 occupants (NIHE standard 21sqm). Provision is therefore compliant with space standards.</p>
9.14	<p>In terms of amenity space an outdoor communal garden area is proposed at first floor level approximately 600sqm in area. In addition internal communal areas are proposed. The external area would equate to approximately 1.25 sqm per unit which would fall short of the standards set out in Creating Places. However taking account of the additional internal common room areas and gym, the proposed student accommodation use, the city centre location, and amenity space provision in other approved city centre residential schemes (which have been subject to the same policy considerations regarding amenity space provision), this is considered acceptable.</p>
<p>BCC Purpose Built Managed Student Accommodation Guidance document</p>	
9.15.1	<p>Criteria A – Location.</p> <p>The proposal is considered appropriate for PBMSA given the HMO node designation discussed above, and the close proximity to the new University of Ulster campus opposite the site.</p>
9.15.2	<p>Criteria B – Policy Designations</p> <p>The proposal is not located within or immediately adjacent to a city centre housing area. It is outside the primary retail core, conservation areas, and area to townscape character, and there are no listed buildings adjacent to the site. The site is within an HMO node and this has been considered above.</p>
9.15.3	<p>Criteria C – Layout, design etc and Criteria D – Conflict with adjacent properties</p> <p>These details have been considered above.</p>
9.15.4	<p>Criteria E – Appropriate Management Arrangements</p> <p>A student management plan has been provided and details that the site will be</p>

	<p>managed by a student management operator – CRM. This includes arrangements for travel, student behaviour, security, pastoral care, and management of communal areas. The proposed arrangements appear acceptable and it will be necessary to include details of these within a condition and Section 76 legal agreement.</p>
9.15.5	<p>Criteria F – Need</p> <p>Limited quantitative information has been provided to demonstrate a need for this accommodation. Rather the agent has indicated that the proposal will satisfy a need created by the relocated University of ‘fits in within Council strategies to increase the resident population of the city centre and to grow the reputation of Belfast as a learning city’, will provide greater choice of accommodation, and reduce pressure on HMO area within south Belfast. No university support appears to be provided or details of waiting lists for accommodation. Funding and operator commitments have been provided through correspondence from ‘Olympian Homes’ who indicate 2 previous student housing schemes in Vauxhall and Oxford which they have developed.</p> <p>The PBMSA guidance acknowledges in paragraph 2.4 that the proportion of available PBMSA is considerably lower than elsewhere in the UK. Paragraph 6.30 states that it could be argued there is an unmet need...however there is risk of oversupply following an influx of such applications.</p> <p>On balance it is considered there is a need for PBMSA. Planning history in the locality indicates that there are no schemes benefiting from extant full planning permission at the time of writing. There is also evidence provided that this is not a speculative scheme.</p>
9.16	<p>Retail Unit</p> <p>Retail policy considerations are set out in the SPPS and BMAP. The site is located within the city centre but outside the primary retail core. The retail unit is approximately 425sqm in size.</p> <p>As the site is located within the city centre boundary in BMAP and taking account of the previous approval which allowed 3 retail units, the proposed retail element is considered acceptable. Unrestricted retailing is appropriate within this city centre location.</p>
9.17	<p>PPS15 – Flooding</p> <p>Rivers Agency and NI Water have been consulted on the application, and assessed the submitted flood risk assessment. Neither consultee has any objections to the proposal and therefore it is considered that the proposal will not result in or be impacted unacceptably by flooding.</p>
9.18	<p>Traffic, Parking and associated Roads considerations</p> <p>Transport NI were consulted and are satisfied that there is sufficient vehicle and</p>

	<p>bicycle parking provision proposed, the access arrangements are adequate, and that the proposal will not result in a significant impact on traffic or road safety. The proposal includes dedicated cycle parking for 194 bicycles. This aspect is therefore considered acceptable and compliant with PPS3, associated guidance, and criteria [f] of QD1.</p>
9.19	<p>Bin Storage</p> <p>The applicant has shown bin storage areas and provided a waste management plan. Consultation was undertaken with Belfast City Council building control regarding this matter and they have indicated that there is sufficient opportunity within the proposal to satisfy the relevant regulations. Therefore this aspect is acceptable.</p>
9.20	<p>Consultee Responses</p> <p>Environmental Health has no objections to the proposal in terms of public health matters including noise, disturbance and associated matters subject to conditions. NIEA Waste Management has no objections regarding land contamination issues. Belfast City Airport is also satisfied that the proposal will not impact on aircraft safety.</p>
9.21	<p>Other Considerations</p> <p>The proposal will assist in regenerating this locality. The agent indicates that the proposal constitutes an investment of approximately £20 million and generate approximately 150 construction jobs.</p> <p>Developer Contributions</p>
9.22	<p>In this case it is considered appropriate that any planning approval should be subject to the developer entering a legal agreement with Belfast City Council both to provide certainty around the management of the accommodation and to provide contributions to local environmental improvements.</p>
9.23	<p>In this case it is considered that this should primarily take the form of public realm improvements to the streetscape around the building and in particular to create a new safe pedestrian friendly crossing point to the university from the new student accommodation. The area currently does not provide a quality environment and is poor in respect of pedestrian linkages to the heart of the city. It is considered that collectively the new university complex and new accommodation with environmental improvements and safe crossing points will regenerate the area.</p>
9.24	<p>The sum of monies / works to be undertaken are to be agreed with the developer / landowner and the developer has expressed a willingness and commitment to provide satisfactory contributions.</p>
10.0	<p>Summary of Recommendation</p> <p>The proposal has been assessed against Policy HMO 7 of HMO Subject Plan</p>

	<p>2015, Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 7: Residential Development, Planning Policy Statement 3: Access, Movement and Parking, Planning Policy Statement 12 Housing in Settlements, Planning Policy Statement 13 Transportation and Land Use, Policy Statement 15: Planning and Flood Risk and supplementary planning guidance. Local Government Waste Storage Guide for Northern Ireland, BCC Purpose Built Student Accommodation supplementary guidance, and BCC Belfast A learning City A Framework on student housing and purpose built student accommodation publications have also been taken into account.</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions</p>
Neighbour Notification Checked	Yes
<p>Conditions/Reasons for Refusal:</p> <p>Delegation of final conditions to Director of Planning & Place requested – draft conditions listed below:</p> <p>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.</p> <p>Reason: Time Limit.</p> <p>No development shall take place until samples of the external finishes has been submitted to and been approved in writing by the Belfast City Council Local Planning Authority. The development shall be carried out in accordance with the approved sample.</p> <p>Reason: To ensure that the external appearance of the building is satisfactory.</p> <p>Prior to occupation of the proposed development, the applicant shall submit, to the Belfast City Council Local Planning Authority for approval, a Noise Verification Report (VR) which demonstrates that:</p> <p>(a) Glazing to be installed in the four outward facing facades and the internal courtyard facade of the proposed building have been installed as per figure B of the submitted LA Noise Impact Assessment, referenced MRL/0921/L01 Rev 1;</p> <p>(b) The entire window system (including frames, seals etc) and acoustic ventilation have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:</p> <p style="padding-left: 40px;">Not exceed 40 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;</p> <p style="padding-left: 40px;">Not exceed 35 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs in accordance with current building control requirements;</p> <p style="padding-left: 40px;">Not exceed 45 dB LAmax for any single sound event between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of</p>	

ventilation provided in accordance with current building control requirements.

(c) The rating level of all combined building plant services does not have an adverse impact on the amenity of the proposed residential units during the day or at night as assessed in accordance with BS4142:2014;

(d) The proposed floor / ceiling / wall constructions between plant room, laundry, retail, common rooms, gym, games rooms etc and student accommodation have been constructed as per recommended section 3.4 of the LA Noise Impact Assessment, referenced MRL/0921/L01 Rev1 and are capable of providing a sound reduction of at least 60 dB Dw so that suitable internal noise levels within student accommodation can be achieved as per recognised guidance.

Reason: in the interests of residential amenity and public health.

Prior to any part of the development hereby permitted becoming operational, the applicant shall submit, to the Belfast City Council Local Planning Authority, a Management Plan to be agreed and approved by Belfast City Council's Environmental Protection Unit.

Evidence must be submitted that the Management Plan will be delivered by a competent Purpose Built Student Accommodation operator with a proven track record in managing this type of accommodation.

The Final Management Plan must demonstrate compliance with a government approved accreditation scheme for purpose built student accommodation such as ANUK/UNIPOL National Code of Standards or the Universities UK/HE Guild Management code and provide detailed arrangements to address the following matters:

- Noise Control and tenant behaviour;
- Measures for controlling hours of use and potential noise disturbance from the proposed gym and social space/games rooms;
- Proposed Liaison arrangements with the relevant education institutes, the Council and the PSNI in relation to tenant behaviour.
- Travel Plan for staff and students;
- General management operations;
- Site and landscape maintenance;
- Servicing; security features; CCTV; Lighting; Intercoms; Soundproofing.

Within the first year of commencement of operation of the development the Applicant must submit to the Belfast City Council Local Planning Authority evidence to demonstrate that the development has obtained accreditation under a government approved accreditation scheme for purpose built student accommodation such as the ANUK/UNIPOL National Code of standards or the Universities UK/HE Guild Management Code. Continued operation of the development thereafter will be subject to accreditation under a government approved accreditation scheme being maintained.

Reason: Protection of human health.

No building or structure, including aerials, masts, plant, and cranes proposed as part of the development hereby permitted shall exceed 48.7m AOD.

Reason: Development exceeding this height would penetrate the Obstacle Limitation

Surfaces (OLS) surrounding Belfast City Airport and could endanger aircraft movements and the safe operation of the aerodrome and to avoid buildings/structures on the application site endangering the safe movement of aircraft and the operation of Belfast City Airport through interference with communication, navigational aids and surveillance equipment.

The development hereby permitted shall not become operational until the vehicular access, including visibility splays and any forward sight distance, has been constructed in accordance with the approved layout Drawing No. 'JPC 001, Proposed Private Streets determination Plan' bearing the Belfast City Council Planning Office date stamp 24 June 2015. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

The Private Streets (Northern Ireland) Order 1980.

The Department hereby determines that the width, position and arrangement of the street, and the land to be registered as being comprised in the streets, shall be as indicated on Drawing No. 'JPC 001, Proposed Private Streets determination Plan' bearing the Belfast City Council Planning Office date stamp 24 June 2015 and Transport NI determination stamp of 23 July 2015.

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

The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 'JPC 001, Proposed Private Streets determination Plan' bearing the Belfast City Council Planning Office date stamp 24 June 2015 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

REASON: To ensure that adequate provision has been made for parking.

A minimum of 194 No. cycle parking spaces shall be provided and permanently retained close to the accesses to the proposed development for use by residents, staff and visitors to the development.

REASON: to encourage the use of alternative modes of transport for development users.

The development hereby permitted shall operate in accordance with the approved Travel Plan within the Management Plan bearing the Belfast City Council Planning Office date stamp 30 April 2015. This includes provision of the Translink Corporate Commuter Initiative, the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by TransportNI.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

No development or piling work shall commence on this site until a piling risk assessment has been submitted in writing and agreed with the Belfast City Council Local Planning Authority. Piling risk assessments shall be undertaken in accordance with the methodology contained within the Environment Agency document on Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Belfast City Council Local Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Belfast City Council Local Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building[s] hereby approved.

Reason: In the interests of visual amenity.

No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and verified by Belfast City Council Local Planning Authority. The part of the development hereby permitted shall be occupied until the approved arrangements are in place.

Reason: To ensure the provision of the necessary infrastructure to service the development.

No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by Belfast City Council Local Planning Authority.

The details shall include a detailed layout together with existing and proposed levels, cross sections, any means of enclosure, hard surface materials, minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc).

The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.

A landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped

areas, shall be submitted to and approved by Belfast City Council Local Planning Authority. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes implemented without the consent of Belfast City Council Local Planning Authority.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design.

All soft landscaping comprised in the approved details of landscaping to be agreed under condition above shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Signature(s)

Date:

ANNEX	
Date Valid	5th December 2014
Date First Advertised	23rd January 2015
Date Last Advertised	27th November 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1,151 York Street,Town Parks,Belfast,Antrim,BT15 1AB, The Owner/Occupier, 101 York Street,Town Parks,Belfast,Antrim,BT15 1AB, The Owner/Occupier, 103 - 107 York Street, Belfast The Owner/Occupier, 14 Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, The Owner/Occupier, 16-20,Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, The Owner/Occupier, 19-21,Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, The Owner/Occupier, 23-29,Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, The Owner/Occupier, 23-33,Little York Street,Town Parks,Belfast,Antrim,, The Owner/Occupier, 24 Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, The Owner/Occupier, 32-34,Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT, The Owner/Occupier, 36-38,Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT, The Owner/Occupier, 37-41,Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, The Owner/Occupier, 4-6,Curtis Street,Town Parks,Belfast,Antrim,BT1 2ND, The Owner/Occupier, 40 Academy Street,Town Parks,Belfast,Antrim,BT1 2NQ, The Owner/Occupier, 40-42,Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT, The Owner/Occupier, 42-44,Little Patrick Street,Town Parks,Belfast,Antrim,BT15 1BA, The Owner/Occupier, 59-61,York Street,Town Parks,Belfast,Antrim,BT15 1ED, The Owner/Occupier, 59-65,York Street,Town Parks,Belfast,Antrim,BT15 1AA, The Owner/Occupier, 81 - 93 York Street, Belfast The Owner/Occupier, 81-93 Magnet House,York Street,Town Parks,Belfast,Antrim,BT15 1AB,</p>	

<p>The Owner/Occupier, 89-91,Academy Street,Town Parks,Belfast,Antrim,BT1 2LS, The Owner/Occupier, 95 - 99 York Street, Belfast The Owner/Occupier, 95-99,York Street,Town Parks,Belfast,Antrim,BT15 1AB, The Owner/Occupier, Curtis Street,Town Parks,Belfast,Antrim,, The Owner/Occupier, Unit 1 28 Great Patrick Street Town Parks The Owner/Occupier, Young Business Centre,103 York Street,Town Parks,Belfast,Antrim,BT15 1AB,</p>	
Date of Last Neighbour Notification	17th November 2015
ES Requested	No
Planning History	
<p>Ref ID: Z/2007/2672/F Proposal: Demolition of existing retail unit and construction of 11-storey mixed use development comprising of 50no apartments, ground floor retail and parking, first floor retail and basement parking. Address: 37-41 Little Patrick Street, Belfast BT15 1BA Decision: Approved Decision Date: 04.02.2010</p>	
<p>Ref ID: Z/2007/0052/F Proposal: Demolition of existing building and erection of mixed use development to include 180 apartments with ground floor retail area and car parking. Address: 28-30 Great Patrick Street, Belfast Decision: Approved Decision Date: 11.09.2007</p>	
<p>Ref ID: Z/2008/2321/F Proposal: Erection of mixed use development to include 3 No. of retail units, 12 No. of offices, 161No. of apartments and car parking [amended scheme]. Address: 28-30 Great Patrick Street, Belfast. BT1 2LT Decision: Approved Decision Date: 01.04.2010</p>	
<p>University of Ulster New Campus Decision: Ref ID: Z/2012/0361/F Proposal: New university campus in Belfast City Centre. Development of 3 no. new buildings (Block A, Block B and Block C) with total floor area (gross external) of 85736 sqm. The maximum height of the buildings is 12 storeys at corner of Frederick Street</p>	

and York Street. The development will be characterised by 2 no. lantern features at the corners of York Street and Donegall Street and York Street and Great Patrick Street. Public realm improvements to York Lane and in proximity to university buildings. Demolition of existing footbridge and development of new footbridge over York Street. Minor works to the existing Block 82 external facades. (Further Environmental Information received)

Address: Metropole, Orpheus, Interpoint, York House, Playboard and Block 82, York Street / Frederick Street / Great Patrick Street, Belfast, BT15 1ED,

Decision: Approved

Decision Date: 20.05.2013

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: