

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 January 2016	
Application ID: Z/2015/0138/F	
<p>Proposal: Demolition of existing buildings and erection of a building ranging in height from 11 to 14 No. storeys (37m - 43m high) for managed student accommodation, comprising 590 No. ensuite double bedrooms with shared communal areas and kitchens and 92 studios; 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision.</p>	<p>Location: 81-107 York Street Belfast BT15 1AB</p>
Referral Route: Major Development	
Recommendation: Approval	
<p>Applicant Name and Address: Limux LLP (Uniciti LLP)</p> <p>Address</p>	<p>Agent Name and Address: Turley Associates Hamilton House 3 Joy Street Belfast BT2 8LE</p>
<p>Executive Summary:</p> <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and is identified as being within Belfast City Centre. It is also located in CC015-Laganside and Docks Character Area.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the redevelopment and proposed use at this location; • Height, Scale, Massing and Design; • Impact on amenity; and • Traffic Movement and Parking. <p>The principle of Purpose Built Managed Student Accommodation (PBMSA) 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 number 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.</p>	

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. One letter querying the progress of the application was received from Ross Hussey MLA

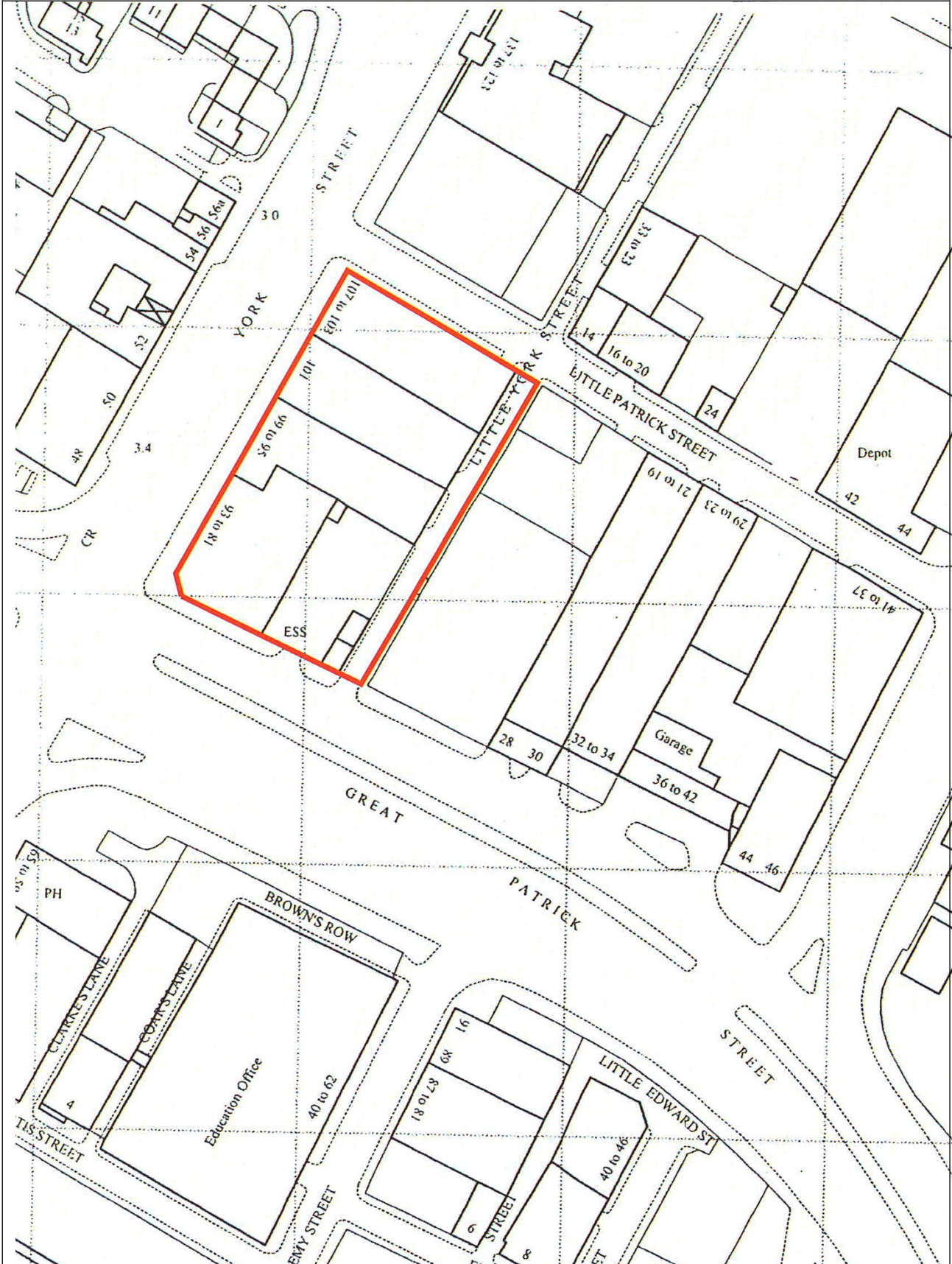
Having regard BMAP, to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions

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)

Case Officer Report

Site Location Plan



Neighbour Notification Checked	Yes
--------------------------------	-----

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Demolition of existing buildings and the re-development of the block for the erection of a building ranging in height from 11 to 14 No. storeys (37m - 43m) for managed student accommodation, comprising 590 No. ensuite double bedrooms with shared communal areas and kitchens and 92 studios; 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision.</p>
2.0	<p>Description of Site</p> <p>The site consists of a block containing 5/6 buildings, yard areas and a car park and is located at the corner York Street and Great Patrick Street. Existing on the site is 4 storey flat roof building and pitched buildings finished in render and brick. The buildings are unoccupied and in a poor state of repair. The area generally is in a state of decline and is of poor environmental quality with many buildings unused.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>On-site</p> <p>Z/2007/0194/F- Demolition of existing buildings and construction of new 11 storey office building at 101-107 York Street, Belfast. Approved 13.01.2009.</p> <p>Surrounding Area</p> <p>There were two previous planning approvals on the adjacent site at 28-30 Great Patrick Street. 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> <p>There are a number of current applications for student accommodation in the area under LA04/2015/0716/F; Z/2014/1657/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.</p>
4.0	Policy Framework
4.1	<p>Belfast Metropolitan Area Plan 2015</p> <p>Policy UE 1 - Urban design</p> <p>House in Multiple Occupancy Subject Plan 2015</p> <p>HMO 7- Large Scale Purpose Built Student Accommodation</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland</p> <p>Planning Policy Statement 3: Access Movement and Parking</p> <p>Planning Policy Statement 7: Quality Residential Environments</p> <p>Planning Policy Statement 13: Transportation and Land Use</p> <p>Planning Policy Statement 15: Planning and Flood Risk</p>

5.0	Statutory Consultee Responses
	<p>Transport NI- No objections subject to conditions NIWater- No objections; NIEA- Waste Management- No Objection subject to conditions; NIEA- Natural Environment Division- No Objections NIEA- Protecting Historic Buildings- No Objections Rivers Agency- No Objections</p>
6.0	Non Statutory Consultee Responses
	Belfast City Council EPU- No Objections subject to conditions
7.0	Representations
	The application has been neighbour notified and advertised in the local press. No letters of objection have been received.
8.0	Other Material Considerations
8.1	Planning and Place Advice Note: Purpose Built Managed Student Accommodation
8.2	BELFAST: A LEARNING CITY A framework for 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; • Scale, Massing and Design; • Impact on amenity; and • Traffic Movement and Parking.
9.2	<p>The Strategic Planning Policy Statement (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 paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3 and PPS7 remain applicable under ‘transitional arrangements’.</p>
9.3	<p>Due to the nature of the proposal, BMAP and the House of Multiple Occupation (HMO) subject plan are also significant policy considerations.</p> <p><u>Principle of proposed development</u></p>
9.4	<p>The site is located within the development limits of Belfast in BMAP and within the city centre. It is within walking distance of both the Primary Retail Core and abuts an HMO node in the HMO Subject Plan ref: 04/18. 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.</p> <p><u>BMAP</u></p>
9.5	<p>The site is located within Character Area CC 015 Lagside and Docks. The general urban design criteria under Designation CC 015 states that ‘the density of development in the area shall be maintained and increased where appropriate, including around transport node, through high site coverage and high plot ratio and that development proposal shall take account of the height of adjoining buildings.</p>

9.6	In regards to the more specific street frontages the Urban Design Criteria states that 'any part of the development which fronts onto York Street shall be a minimum building height of 5 storeys, or 17 metres to shoulder height, and a maximum height of 7 storeys whilst any development fronting onto Great Patrick Street shall be a minimum building height of 4 storeys, or 12 metres to building shoulder height, and a max height of 6 storeys.
9.7	The development consists of building with a shoulder height of 37 metres (12 storeys) on York Street and max height of 43 metres (14 storeys) at the corner of York Street and Great Patrick Street. The height criteria in BMAP 2015 is a material consideration however needs to be balanced against other policies and considerations. Firstly the proposed development needs to be seen in the context of extant planning permissions, some of which are under construction. The University of Ulster campus when complete will change the character of the location along Frederick Street and Great Patrick Street whilst still under construction has a ridge height of 55 metres (17 storeys). Furthermore an 11 storey apartment development has been approved further out towards the edge of the City Centre at Nelson Street under planning appeal Z/2012/0352/O. Taking into account these and factoring in the width of the street at 57 metres (7 road lanes) it is considered that there are particular circumstances that justify in this case diverging from the urban design criteria set out under BMAP 2015. Notwithstanding this, assessed from critical views, the development compliments the built form of the area, including the University of Ulster Campus, creating a strong sense of place. The underutilised site has the potential to act as a driver for further regeneration of an area which has historically suffered from decline and dereliction.
9.8	The proposed height of the building exceeds the guidance as set out in BMAP however, at this location given the scale of infrastructure surrounding the site and the scale of the new university complex and; a number 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.
<u>HMO Subject Plan 2015</u>	
9.9	The proposal has been 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. All criteria are met. The scheme is in excess of 50 units. All units are self contained, the proposal is not located in a primarily residential area; provision is made for the management and there is ample landscaping and amenity space provided. The proposal therefore to complies with HMO 7.
<u>Assessment against Planning & Place on PBMSA</u>	
9.10	Planning and Place's advice note document titled 'Purpose Built Managed Student Accommodation' is Belfast City Council's first step as a planning authority to respond to the SPSS stated objective that the planning system should secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. Whilst guidance and not planning policy it is a material consideration. The policy sets out six criteria which all applications for PBMSA proposals should adhere to.
Criteria (a)	
9.11	In regards to the first criterion the development is within 100 metres of the new University of Ulster campus, 800 metres of the Belfast Metropolitan College and 1,200 metres of Queens University. Bus stops are located around 100 metres away from the development with buses operating every 10 metres during peak times and every 20 minutes As the proposal is likely to be for students that will attend University of Ulster it is suitably located

	and therefore complies with criterion (a).
9.12	<p>Criteria (b)</p> <p>Requires the need to assess the proposal in relation to policy designations specific to the City Centre. The proposal is located 30/35 metres away across York Street from a Protect Housing Area known as Lancaster. Whilst PBSMA could be considered a form of residential accommodation the scale and impact of PBSMA is likely to be incompatible with existing residential communities. Whilst this may be the case in some instances it is, however, considered in this instance that the proposed development is not directly opposite the protected housing area and York Street acts as significant barrier between the two areas. In any case students have no to need to pass through this area as the Colleges are all located in the opposite direction.</p>
9.13	<p>In regards to other policy designations in the city centre the site is not located with a conservation area or the Primary Retail Core. The nearest listed building is located in Lancaster Street. The development is adequately removed so as not to have an impact on its setting. The proposal complies with criterion (b).</p>
9.14	<p>Criteria (c)</p> <p>In regards to criterion (c) it is considered that the layout, design and facilities provided within the development are of high standards. The site is currently underutilised and is within an area which suffers from significant vacant and derelict land / buildings. The layout is considered acceptable. The entrance to the PBSMA is located on York Street. This leads into a reception and common area with a control zone beyond. Two landscaped courtyards and a larger common area are provided on the first floor. Thought has clearly gone into the overall layout with adequate outlook from bedrooms either over the street or the internal landscaped courtyards and in that regard it is considered acceptable.</p>
9.15	<p>In terms of open space provision, it is acknowledged that 'Creating Places- Achieving Quality in New Residential Developments' suggests that adequate provision would range from 10-30 sq metres, with inner urban areas tending towards the lower end figure. The outdoor landscape courtyards provide around 520 sq metres which is not sufficient for the needs of 590 students. However, it is considered that a flexible approach should be applied when considering planning applications for PBMSA in the City Centre that the common room / break out areas should be incorporated into the overall open space provision. Taking this into account the combined level of provision (landscaped areas and commons rooms) it is considered acceptable.</p>
9.16	<p>The development proposes 6 car parking spaces which is considerably below the 1 to 1 amount required according to the DOE Parking Standards which accompany PPS3 parking standards. However the applicant has provided a detailed Travel Plan seeking to justify a relaxation of the standard based on alternative transport arrangements and the proximity of the development to the new University of Ulster Campus. Factoring this with the lack of objection from Transport NI it is considered that the applicant has adequately addressed the shortfall in parking provision.</p>
9.17	<p>The accommodation proposed is in accordance / generally exceeds the standards set out in NI Housing Executive HMO standards – single rooms are approximately 9sqm (6.5sqm NIHE standard), studio apartments are approximately 20sqm (9sqm NIHE standard) with common room areas ranging in size but not less than 33sqm for 5 occupants and 34 .4 sqm for 7 occupants . Provision is therefore compliant with space standards.</p>
9.18	<p>Criteria (d)</p> <p>Criterion (d) states that development should be designed in a way that does not conflict</p>

9.19	<p>with adjacent properties or the general amenity of the surrounding area. The development is not located within a predominately residential area. Whilst a protected housing area is located nearby (diagonally across York Street) it will not be unacceptably affected, given that it is opposite York Street which acts as an effective barrier. Moreover, given the orientation of the building in regards to the sun path, it is considered that overshadowing will not be an issue. The development is adequately removed do as not to cause dominance.</p>
9.20	<p>The applicant as part of the management plan is proposing an onsite management team consisting of an accommodation manager, assistant accommodation manager, customer service managers and an on-site management team. The applicant / end user also proposes an extensive range of operational restrictions such as students complying with the terms and conditions of the Tenancy Agreements, Codes of Conduct and amenable refuse collections and deliveries times. The management plan also proposes a complaints procedure to ensure that concerns about student behaviour or the accommodation itself is addressed. With use of a Section 76 Agreement it is considered that the management plan is comprehensive and robust enough to ensure that impacts to neighbouring land uses and prospective residents will be minimal.</p>
9.21	<p>The guidance document makes reference to the cumulative impact and how an overconcentration relative to the wider community can lead to an imbalance ultimately resulting in harm to residential amenity. However, the site is partially located on a HMO Node which has specifically been identified in the HMO Subject Plan as an area that can accommodate higher density residential developments with a lower impact on traditional areas. Given this it is accepted that the proposal will not cause unacceptable damage to the residential amenity of nearby dwellings.</p>
9.22	<p>Criteria (e) Requires that the development has appropriate management in place to create a positive and safe living environment or students whilst minimising any potential negative impact from occupants. The management plan prepared by Collegiate AC set out 4 procedures to be put in place-These include manage residential amenity, create a safe living environment, maintain the development and encourage the use of other modes of transport. The management plan goes into considerable detail and addresses main points raised under criterion (e). It will be secured by a Section 76 Agreement and as mentioned previously it is comprehensive and robust enough to ensure that impacts to existing and prospective residents will be minimal</p>
9.23	<p>Criteria (f) Planning applications should be accompanied by evidence supporting the need for the type and quantum of PBSMA proposed. The applicant has submitted a statement of need. The statement rather than being specific on the amount of students beds required within the city makes reference to Belfast City Council's report 'Belfast: A Learning City', published in March 2014 and its conclusions that there is a need for PBMSA in the City. Taking into account the low rate of delivery to date, the applicant has merely argued that the need still remains for such accommodation. Without any evidence to the contrary it is difficult to counter that argument especially when development proposals are market led.</p> <p><u>PPS7 – Design, character and appearance of Area and amenity</u></p> <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</p>

	<p>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. Please see paragraph 9.5 for assessment in relation to height, scale and massing.</p>
9.24	<p>The proposed design is consistent with the area, incorporating a similar, fenestration, and solid to void ratios. A palette of materials that includes light coloured buff brick and bronze metallic window panels are proposed. To ensure acceptable materials a condition will be attached to any approval requesting details of the external finishes to be submitted to Belfast City Council for agreement. The proposed design is therefore compliant with criteria [g] of PPS7.</p>
9.25	<p>Accordingly it is not considered that the proposal would adversely impact on the character of the area, which is a wide mix of non residential uses, building designs and finishes.</p>
9.26	<p><u>Impact on Residential Amenity</u></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.</p>
9.27	<p><u>Other Considerations</u></p> <p><u>Retail Units</u></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 units are 290 sqm and 192sqm in size approximately in size.</p> <p>As the site is located within the City Centre boundary in BMAP and the retail unit are located on the ground floor there is no objection in principle to this use. Unrestricted retailing is appropriate within this City Centre location.</p>
9.28	<p><u>Bin Storage</u></p> <p>In regards to bin storage, the applicant has shown two defined areas within the ground floor layout. However if Committee was minded to approve this proposal it is recommended that a negative condition is attached to ensure an adequate waste management strategy is delivered for the collection and disposal of waste.</p>
9.29	<p><u>Traffic and Parking</u></p> <p>The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. It has been accepted that the proposal will not prejudice road safety or inconvenience the flow of traffic and there is adequate car parking, a view shared by Transport NI.</p>
	<p><u>Flooding</u></p> <p>FLD 1 of Planning Policy 15: Planning and Flood Risk states that 'Development will not be</p>

9.30	permitted within the 1 in 100 year fluvial flood plain (AEP7 of 1%) or the 1 in 200 year coastal flood plain (AEP of 0.5%) unless the applicant can demonstrate that the proposal constitutes an exception to the policy. Where the principle of development is accepted by the planning authority through meeting the 'Exceptions Test', as set out below under the Exceptions heading, the applicant is required to submit a Flood Risk Assessment for all proposals.
9.31	<p>The principle of development is considered acceptable as it meets the exceptions test in that a building already exists on the site. As the proposal falls under the exceptions test a Flood Risk Assessment (FRA) was requested and received. Rivers Agency was consulted in regards to the FRA and have no objections to the proposed development. The proposal therefore complies with PPS 15.</p>
9.32	<p><u>Noise</u></p> <p>Through the consultation process it was established that the development site is located in an area subject to high level of background noise. Consequently a Noise Report was submitted by the applicant which proposed various mitigation measures to overcome excessive noise. This adequately addresses concerns but it is recommended that Committee condition any approval to ensure that measures put in place are verified to officer's satisfaction.</p>
9.33	<p><u>Contaminated Land</u></p> <p>Following the submission of a Preliminary Risk Assessment, it was established the site is located within any area has no history on land contamination.</p>
9.34	<p><u>Developer Contributions</u></p> <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>
9.35	<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>
9.36	<p>The sum of monies / works to be undertaken are to be agreed with the developer / landowner 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: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not cause demonstrable harm to</p>

	the interests of acknowledged importance. Approval is therefore recommended.
11.0	<p>Conditions</p> <p>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.</p> <p>Reason: Time Limit.</p> <p>2. 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 20 May 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.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>3. The Private Streets (Northern Ireland) Order 1980. The Department of Regional Development 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 20 May 2015 and Transport NI determination stamp of 23 June 2015.</p> <p>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.</p> <p>4. 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 20 May 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.</p> <p>Reason: To ensure that adequate provision has been made for parking.</p> <p>5. A minimum of 150 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.</p> <p>Reason: to encourage the use of alternative modes of transport for development users.</p> <p>6. The development hereby permitted shall operate in accordance with the approved Travel Plan and Service Management Plan bearing the Belfast City Council Planning Office date stamp 20 May 2015. This includes provision of the Translink Corporate Commuter Initiative, the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by TransportNI.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>

7. Prior to commencement of operation of the development, the applicant must submit, to the Council, 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 PBMSA operator with a proven track record in managing this type of accommodation.

The 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.

Reason: In the interest of the protection of Public Health, prevention of noise, nuisance and general disturbance.

8. Within the first year of commencement of operation of the development the Applicant must submit to the Council 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: In the interest of Environmental Health.

9. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

10. 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.

11. Prior to the commencement of development details of the external finishes,

	<p>including samples of materials to be used shall be submitted to Belfast City Council for agreement in writing, the development shall be constructed in accordance with those exemplars agreed and noted on the approved drawings.</p> <p>Reason: To ensure a quality standard of finish in the interests of visual amenity and the character and appearance of the area.</p>
12.0	Notification to Department (if relevant)
	N/A

ANNEX	
Date Valid	30th January 2015
Date First Advertised	6th March 2015
Date Last Advertised	4th December 2015
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Lancaster Street Town Parks Belfast</p> <p>The Owner/Occupier, 1 Lancaster Terrace Town Parks Belfast</p> <p>The Owner/Occupier, 1 Portland Place Town Parks Belfast</p> <p>The Owner/Occupier, 1 Thomas Street Town Parks Belfast</p> <p>The Owner/Occupier, 10 Lancaster Terrace Town Parks Belfast</p> <p>The Owner/Occupier, 10 Portland Place Town Parks Belfast</p> <p>The Owner/Occupier, 10 Thomas Street Town Parks Belfast</p> <p>The Owner/Occupier, 11 Lancaster Street Town Parks Belfast</p> <p>The Owner/Occupier, 11 Portland Place Town Parks Belfast</p> <p>The Owner/Occupier, 11 Thomas Street Town Parks Belfast</p> <p>The Owner/Occupier, 12 Portland Place Town Parks Belfast</p> <p>The Owner/Occupier, 12 Thomas Street Town Parks Belfast</p> <p>The Owner/Occupier, 13 Lancaster Street Town Parks Belfast</p> <p>The Owner/Occupier, 13 Portland Place Town Parks Belfast</p> <p>The Owner/Occupier, 13 Thomas Street Town Parks Belfast</p> <p>The Owner/Occupier, 14 Little Patrick Street Town Parks Belfast</p> <p>The Owner/Occupier, 14 Portland Place Town Parks Belfast</p> <p>The Owner/Occupier, 14 Thomas Street Town Parks Belfast</p> <p>The Owner/Occupier, 143-149 York Street Town Parks</p> <p>The Owner/Occupier, 15 Lancaster Street Town Parks Belfast</p>	

The Owner/Occupier,
15 Portland Place Town Parks Belfast
The Owner/Occupier,
15 Thomas Street Town Parks Belfast
The Owner/Occupier,
153 York Street Town Parks Belfast
The Owner/Occupier,
16 Portland Place Town Parks Belfast
The Owner/Occupier,
16 Thomas Street Clooney Belfast
The Owner/Occupier,
16-20 Little Patrick Street Town Parks
The Owner/Occupier,
17 Lancaster Street Town Parks Belfast
The Owner/Occupier,
17 Portland Place Town Parks Belfast
The Owner/Occupier,
18 Portland Place Town Parks Belfast
The Owner/Occupier,
18 Thomas Street Town Parks Belfast
The Owner/Occupier,
19 Lancaster Street Town Parks Belfast
The Owner/Occupier,
19 Portland Place Town Parks Belfast
The Owner/Occupier,
19-21 Little Patrick Street Town Parks
The Owner/Occupier,
2 Curtis Street Town Parks Belfast
The Owner/Occupier,
2 Lancaster Terrace Town Parks Belfast
The Owner/Occupier,
2 Portland Place Town Parks Belfast
The Owner/Occupier,
2 Thomas Street Town Parks Belfast
The Owner/Occupier,
20 Portland Place Town Parks Belfast
The Owner/Occupier,
20 Thomas Street Town Parks Belfast
The Owner/Occupier,
21 Lancaster Street Town Parks Belfast
The Owner/Occupier,
22 Thomas Street Town Parks Belfast
The Owner/Occupier,
23 Lancaster Street Town Parks Belfast
The Owner/Occupier,
23-29 Little Patrick Street Town Parks
The Owner/Occupier,
23-33 Little York Street Town Parks
The Owner/Occupier,
24 Little Patrick Street Town Parks Belfast

The Owner/Occupier,
25 Lancaster Street Town Parks Belfast
The Owner/Occupier,
25-51 Art & Design Centre York Street Town Parks
The Owner/Occupier,
27 Lancaster Street Town Parks Belfast
The Owner/Occupier,
29 Lancaster Street Town Parks Belfast
The Owner/Occupier,
3 Lancaster Street Town Parks Belfast
The Owner/Occupier,
3 Lancaster Terrace Town Parks Belfast
The Owner/Occupier,
3 Portland Place Town Parks Belfast
The Owner/Occupier,
3 Thomas Street Town Parks Belfast
The Owner/Occupier,
3-5a Northland House Frederick Street Town Parks
The Owner/Occupier,
31 Lancaster Street Town Parks Belfast
The Owner/Occupier,
32-34 Great Patrick Street Town Parks
The Owner/Occupier,
33 Lancaster Street Town Parks Belfast
The Owner/Occupier,
35 Lancaster Street Town Parks Belfast
The Owner/Occupier,
36-38 Great Patrick Street Town Parks
The Owner/Occupier,
37 Lancaster Street Town Parks Belfast
The Owner/Occupier,
37-41 Little Patrick Street Town Parks
The Owner/Occupier,
39 Lancaster Street Town Parks Belfast
The Owner/Occupier,
4 Lancaster Terrace Town Parks Belfast
The Owner/Occupier,
4 Portland Place Town Parks Belfast
The Owner/Occupier,
4 Thomas Street Town Parks Belfast
The Owner/Occupier,
4-6 Curtis Street Town Parks
The Owner/Occupier,
40 Academy Street Town Parks Belfast
The Owner/Occupier,
40-42 Great Patrick Street Town Parks
The Owner/Occupier,
41 Lancaster Street Town Parks Belfast
The Owner/Occupier,
43 Lancaster Street Town Parks Belfast

The Owner/Occupier,
44-46 Great Patrick Street Town Parks
The Owner/Occupier,
48-50 York Street Town Parks
The Owner/Occupier,
5 Lancaster Street Town Parks Belfast
The Owner/Occupier,
5 Lancaster Terrace Town Parks Belfast
The Owner/Occupier,
5 Portland Place Town Parks Belfast
The Owner/Occupier,
5 Thomas Street Town Parks Belfast
The Owner/Occupier,
52 York Street Town Parks Belfast
The Owner/Occupier,
53-57 York Street Town Parks
The Owner/Occupier,
54 York Street Town Parks Belfast
The Owner/Occupier,
56 York Street Town Parks Belfast
The Owner/Occupier,
56A York Street Town Parks Belfast
The Owner/Occupier,
59-65 York Street Town Parks
The Owner/Occupier,
6 Lancaster Terrace Town Parks Belfast
The Owner/Occupier,
6 Portland Place Town Parks Belfast
The Owner/Occupier,
6 Thomas Street Town Parks Belfast
The Owner/Occupier,
7 Lancaster Street Town Parks Belfast
The Owner/Occupier,
7 Lancaster Terrace Town Parks Belfast
The Owner/Occupier,
7 Portland Place Town Parks Belfast
The Owner/Occupier,
7 Thomas Street Town Parks Belfast
The Owner/Occupier,
8 Exchange Street Town Parks Belfast
The Owner/Occupier,
8 Lancaster Terrace Town Parks Belfast
The Owner/Occupier,
8 Portland Place Town Parks Belfast
The Owner/Occupier,
8 Thomas Street Town Parks Belfast
The Owner/Occupier,
89-91 Academy Street Town Parks
The Owner/Occupier,
9 Lancaster Street Town Parks Belfast

<p>The Owner/Occupier, 9 Lancaster Terrace Town Parks Belfast</p> <p>The Owner/Occupier, 9 Portland Place Town Parks Belfast</p> <p>The Owner/Occupier, 9 Thomas Street Town Parks Belfast</p> <p>The Owner/Occupier, First Floor 81-87 Academy Street</p> <p>The Owner/Occupier, Second Floor 81-87 Academy Street</p> <p>The Owner/Occupier, Unit 2 123-137 Philips House York Street</p>	
Date of Last Neighbour Notification	21st July 2015
Date of EIA Determination	N/A
ES Requested	No
<p>Planning History</p> <p>Ref ID: Z/2014/1657/F Proposal: Erection of 11 storey building (34.5m high) comprising a retail unit and coffee shop at ground floor level, 529 managed student accommodation (with communal living rooms kitchen). The proposal also includes an associated reception/office facility, other ancillary accommodation, landscaped courtyard, plant and storage areas, car parking and cycle provision. Address: Site at 28-30 Great Patrick Street, Belfast, BT1 2LT, Decision: Current Decision Date:</p> <p>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 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: Approval Decision Date: 20.05.2013</p>	

Ref ID: Z/2007/0194/F
 Proposal: Demolition of existing buildings and construction of new 11 storey office building (Amended scheme)
 Address: 101-107 York Street, Belfast, BT15 1AB
 Decision: Approval
 Decision Date: 14.01.2009

Ref ID: Z/2002/1691/F
 Proposal: Provision of new commercial, retail and office development with car parking
 Address: 101-107 York Street Belfast BT15 1AB
 Decision: Approval
 Decision Date: 07.04.2003

Drawing Numbers and Title

01a, 02B, 03A, 04, 05A, 06B, 07A, 08A, 09, 10, 11, 12, 13, 14, 15A, 20

Notification to Department (if relevant)

N/A

Representations from Elected members:

Mr Ross Hussey MLA