

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA04/2015/0092/O	<b>Target Date:</b>
<b>Proposal:</b> Phased demolition of existing buildings and construction of student housing units to include ground level car and bike-park, gymnasium and local retail units	<b>Location:</b> Land bounded by Carrick Hill Nos22-36 Clifton Street and No. 4 Trinity Street Belfast BT13 1AA
<b>Referral Route: Major application</b>	
<b>Recommendation:</b>	Refusal
<b>Applicant Name and Address:</b> Northview Developments	<b>Agent Name and Address:</b> Resolve Planning & Development Midtown Business Centre 25 Talbot Street Cathedral Quarter Belfast BT1 2LD
<p><b>Executive Summary:</b></p> <p>The application seeks outline planning permission for the phased demolition of existing buildings and construction of Purpose Built Student Accommodation to include ground level car and bike-park, gymnasium and retail units.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>- The acceptability of purpose built student accommodation at this location;</li> <li>- The acceptability of the ground floor retail use;</li> <li>- Impact upon setting of adjacent listed buildings;</li> <li>- Impact on character of area;</li> <li>- The impact on existing roads infrastructure; and</li> <li>- Impact on residential amenity.</li> </ul> <p>The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan (BMAP). It is also within the West City Fringe Character Area.</p> <p>The proposal is located within an established residential area displaying generally with 2 -3 storey dwellings and a maximum of 4 storey development. The proposed height, scale and massing is out of keeping with the context of the area and in excess of the maximum height of 6 storeys set out in BMAP and would adversely affect the character of the area and the setting of a number of listed buildings in the locality.</p> <p>The proposal fails to demonstrate how it will not prejudice road safety or inconvenience the flow of traffic or that it can accommodate adequate car parking to serve the proposed development.</p> <p>It has also failed to demonstrate that the proposal will not have a significantly adverse impact on the amenity of neighbouring residential premises by undue dominance, or by way of the potential for noise, nuisance and disturbance or that the site can be made suitable for the proposed residential end use in terms of potential impacts from contamination. Further information in terms of contamination and noise impact has not been received to date.</p> <p>A total of 22 objections have been received raising a range of issues set out below.</p>	

**Consultees**

NIEA Historic Buildings Unit was consulted and has raised objections with regard to the impact on the setting of nearby listed buildings.

Belfast City Council's Environmental Protection Unit and TransportNI have requested that further information is submitted to demonstrate how the proposal is acceptable in terms of the suitability of the proposed end use, the potential impact on the amenity of existing and proposed residents and measures the applicant proposes to promote alternative modes of transport for students and staff.

NIWater and NIEA Historic Monuments Unit have offered no objections to the proposal and standard conditions are to be applied

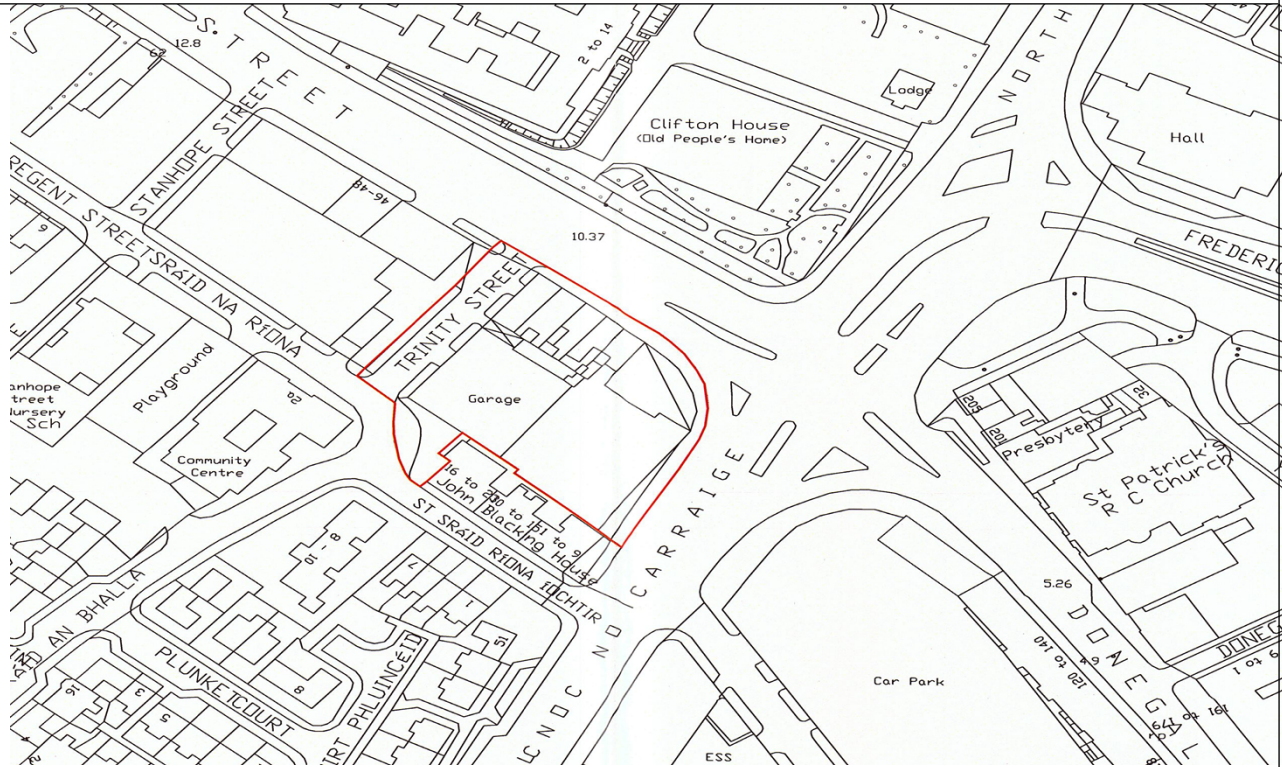
**Recommendation**

Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be refused for reasons stated in section 11.0 of the report below

**Signature(s):**

# Case Officer Report

## Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Phased demolition of existing buildings and construction of student housing units to include ground level car and bike-park, gymnasium and local retail units.</p> <p>The indicative plans show a 10 storey structure stepping down to two storeys along the south-western boundary. The main frontage is 7 storeys along the eastern boundary onto Clifton Street with the top three floors set back. The footprint of the building occupies almost the entire site.</p> <p>The illustrative plans show a maximum ridge height of 32.5m and a maximum shoulder height of 23m.</p>
2.0	<p>Description of Site</p> <p>The site area is located at the junction of Carrick Hill and Clifton Street. The site rises from south to north reflecting the rise along Clifton Street from the city centre and covers an entire block between Trinity Street, Clifton Street, Carrick Hill and John Blacking House. The site contains a number of buildings 2/3 storeys in height and in various forms. Those fronting Clifton Street are former residential town houses in commercial use and the others are two storey commercial buildings in use as car repair garages and Motor cycle sales.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>No relevant planning history on the site</p>
4.0	Policy Framework
4.1	<p>Belfast Metropolitan Area Plan 2015</p> <p>Policy HOU4 Protected Housing Areas in City and Town Centres</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 6 - Planning, Archaeology and the Built Heritage</p> <p>Planning Policy Statement 7 – Quality Residential Environments</p> <p>HMO Subject Plan 2015</p> <p>Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note</p> <p>Belfast: A Framework for student housing and purpose built student accommodation</p>
5.0	<p>Statutory Consultees</p> <p>Transport NI – Further info requested</p> <p>Rivers Agency – Further info requested</p> <p>NIEA Historic Buildings Unit – Objection</p> <p>NIEA Historic Monuments Unit – No objection</p> <p>NI Water – No objection</p>
6.0	<p>Non-Statutory Consultees</p> <p>Environmental Health BCC – Further info requested</p>
7.0	<p>Representations</p> <p>22 letters of objection were received. Concerns were raised regarding a range of matters. following:</p> <p>Summary of Issues raised:</p> <p>- Impact on residential amenity;</p>

	<ul style="list-style-type: none"> <li>- Scale and density out of keeping with area;</li> <li>- Overlooking, overbearing and dominance on residential properties;</li> <li>- Noise and anti-social behaviour;</li> <li>- Potential interruption to access to adjoining premises;</li> <li>- Potential structural damage to adjacent buildings due to construction works;</li> <li>- Potential impact on built heritage;</li> <li>- Impact on trees;</li> <li>- Impact on amenity of existing public open space;</li> <li>- Management proposals are not tangible;</li> <li>- No robust evidence to illustrate need;</li> <li>- No landscaping or amenity space provided;</li> <li>- Inadequate parking provision;</li> <li>- No information on alternative uses during the holiday periods;</li> </ul> <p>Proliferation of student accommodation in the area.</p>
8.0	Other Material Considerations N/A
9.0	<p><b>Assessment</b></p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>- The acceptability of purpose built student accommodation at this location;</li> <li>- The acceptability of the proposed ground floor retail use;</li> <li>- Loss of existing office space;</li> <li>- Impact upon setting of adjacent listed buildings;</li> <li>- Impact on character of area;</li> <li>- The impact on existing roads infrastructure;</li> <li>- Impact on residential amenity;</li> <li>- Suitability of land for proposed end use.</li> </ul>
9.1	<p><b>Principle of Redeveloping the Site &amp; Height, Scale and Mass</b></p> <p>The site is located within the development limits of the Belfast Metropolitan Area Plan (BMAP). The presumption is therefore in favour of development subject to the planning considerations detailed below.</p> <p>The site is located on unzoned (whitelands) immediately north east of a City Centre Protected Housing Area (Carrick Hill) (CC021/11) as designated in BMAP and within the West City Fringe Character Area (CC011).</p> <p>The site is located within the West City Fringe Character Area as designated in BMAP. This sets out a number of urban design criteria for the area. Two of the criteria would refer specifically to this site. The first is that any development which fronts onto Carrick Hill, shall be a minimum building height of 4 storeys, or 12m to building shoulder height, and a maximum height of 6 storeys. The second criterion is that development which fronts onto Carrick Hill shall be set back 1.5m from the footway to allow for a privacy zone for residential development.</p> <p>The proposal, with its 10 storeys, is 4 storeys beyond what is acceptable in this Character Area. Given that the proposal is an outline application the 1.5m setback could be conditioned, however such a setback has not been shown on the illustrative plans.</p>
9.2	<p><b>Impact on Listed Buildings</b></p> <p>The application site is in proximity to a number of listed buildings: Clifton House, Clifton Street, Belfast (HB26/49/001A) a Grade A listed building of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.</p> <p>It also affects the following listed buildings: HB26/50/077A St Patrick's RC Church Donegall Street Belfast Grade B+ HB26/50/077B St Patrick's Parochial House 199 Donegall Street Grade B2</p>

The proposal has been assessed against policy BH11 of PPS6. NIEA Historic Buildings Unit has considered the impacts of the proposal on the site /listed building and on the basis of the information provided advises that the proposal would have an adverse impact on the buildings and fails to comply with Policy BH11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

NIEA have stated the consideration of the potential impact of the proposed development on the setting of the registered Garden, Park and Demesne of Clifton House (AN-081) has not been included in the assessment.

9.3 **Archaeology**

The proposal has been assessed against Policy BH4 of PPS6. Historic Monuments Unit has considered the archaeological programme of works submitted with this proposal and are generally content with the proposal.

9.4 **Proposed Use as Purpose Built Managed Student Accommodation (PBMSA)**

The proposal has been assessed against Policy HMO 7 of the Subject Plan for Belfast City Council Area 2015. The site is located within the Scotch Quarter HMO Development Node HMO 4/17 as designated in BMAP.

Policy HMO 7 Large Scale Purpose Built Student Accommodation is the current planning policy which explicitly relates to the provision of PBMSA, stating: Planning permission will only be granted for large scale purpose built student accommodation where all of the following criteria are met:

- Development of any complex consists of a minimum of 50 units or a minimum of 200 occupants. This will not preclude proposals for smaller incremental extensions or consolidations of existing halls of residence and phased development of larger schemes. Although this is an outline proposal the indicative floor plans suggest that there will be more than 50 units and over the proposed 10 floors the building will almost certainly accommodate more than 200 students.

- All units are self-contained (i.e. having a bathroom, w.c. and kitchen available for use by the occupiers)

Given that the application is an outline and the limited level of detail in terms of floor plans it is not clear that the units are self contained. The planning supporting statement submitted with the application states that the rooms will have their own en-suite shower facility with shared communal spaces provided for a cluster of rooms.

- The location is not within a primarily residential area

The site is located at the edge of the city centre on a main arterial route. The high density residential Carrick Hill area immediately abuts the site to the south-west, with social housing zonings south/ south-east of the site off Little Donegal Street (CC04/03), immediately North/ North-West of the site to other side of Clifton Street at Clifton House (CC02/10) and east of the site (CC04/09). Although the existing use on the site at present is not residential the immediate context of the site is that of residential development, both existing and zoned.

- Provision is made for management of all accommodation. This may require an Article 40 agreement with Planning Service (Section 76 under the Planning Act (Northern Ireland 2015))

It is stated in the supporting planning statement that the proposed development will be operated and managed by the Cathedral Living Group Ltd – a company that was set up with the sole purpose of operating purpose-built student accommodation in Belfast City

Centre. As this is an outline proposal, in the event that planning permission is granted, a legal agreement can be entered to ensure the appropriate management of the accommodation and any necessary details in respect of protection of amenity conditioned for reserved matters stage.

- Landscaping and amenity space is provided in accordance with a landscaping plan indicating all landscaping proposals for the scheme and, where relevant making provision for future maintenance.

The level of detail is minimal given that the application is an outline application. However the indicative plans show the footprint of the proposed building occupying the entire site, and therefore there would not appear to be adequate space to enable the provision of any communal landscaped areas.

The proposal has been assessed against Belfast City Council's document 'Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note'.

This document is Belfast City Council's first step as a planning authority to respond to the Strategic Planning Policy Statement's (SPPS) 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 still a material consideration. The policy sets out six criteria which all applications for PBMSA proposals should adhere to.

#### 9.4.1 Criteria (a)

In regards to the first criterion the site lies approximately 200m west of the new University of Ulster campus, with the new building soon extending to within 100m of the site, and approximately 500m north of the Belfast Metropolitan College (Millfield) and approximately 1.5km north of Queens University. Bus stops are located within a short walking distance of the site with buses operating every 10 metres during peak times. As the proposal is likely to be for students that will attend University of Ulster it is ideally located and complies with criterion (a).

#### 9.4.2 Criterion (b)

Requires the need to assess the proposal in relation to policy designations specific to the city centre. The proposal is located immediately north-east of Carrick Hill, a protected housing area. 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. The juxtaposition of the proposed block, given its scale, massing and potentially high numbers of residents would have the potential to impact on the amenity of the area.

As set out above, the site is located opposite / south of Clifton House, a Grade A listed building and also within a short distance of St Patrick's RC Church Donegall Street Belfast Grade B? listed building, St Patrick's Parochial House 199 Donegall Street Grade B2 listed building, St Patrick's C.B. School Donegall Street Grade B1 listed building and Carlisle Memorial Methodist Church Carlisle Circus which is a Grade B? Listed building. NIEA have stated that the proposal will have an adverse affect on the setting of these buildings. The proposal therefore fails to comply with criterion (b) as the proposed scheme does not comply with PPS 6.

The proposal is located within the Scotch Quarter HMO Node as designated in the HMO Subject Plan for Belfast City Council Area 2015. Although such a node may be acceptable for PBMSA the acceptability of the proposal must also be considered in line with wider environmental impacts, such as impact on residential amenity. In this case the proposal will adversely impact on the amenity of an established residential area.

#### 9.4.3 Criterion (c)

Although the proposal is outline, the indicative plans show a building that, in terms of layout and design will be out of keeping with the character of the area and is therefore not



appropriate to the location and context. The entrance to the PBSMA is located at the junction of Carrick Hill and Clifton Street with a mix of uses at ground floor including a retail unit and Gym. Application ID: LA04/2015/0092/O

Notwithstanding that this is an outline application, conceptually the applicant has provided no indication that any landscaped courtyards or communal or private open space can be accommodated.

In terms of the specified space standards the limited level of detail in the indicative plans makes it difficult to ascertain the exact size of the individual units. However it would appear that many of the units have dimensions of approximately 3m x 5m, which is above the 9 square metres standard for combined kitchen/ dining room areas serving 1-2 people.

#### 9.4.4 Criterion (d)

The criterion states that development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area.

The development is located within a predominately residential area with the protected housing area of Carrick Hill located immediately south-east of the site. Efforts have been made to address this relationship with the stepping down of the building to the adjacent John Blacking House, which sits parallel and adjacent to the south-western boundary of the site. Existing plans of this building have been submitted with the application and show that the windows at ground floor and first floor level which will sit directly against the proposed building are bathroom, toilet and laundry windows, with bedroom windows located within the two recesses of the rear of the building, approximately 6m from the boundary of the site.

This configuration would have to be controlled by condition if the scheme was to achieve a reduced impact on the amenity of local residents in terms of, in particular, loss of light and over shadowing. However, the overall scale of the buildings proposed would result in a perception of dominance, in particular to these residents immediately to the rear.

Given the lack of information in terms of potential noise impact from the proposed development, it has not been adequately demonstrated that the proposal will not have an unacceptable impact on residential amenity.

#### 9.4.5 Criterion (e)

Requires that the development has appropriate management in place to create a positive and safe living environment for students whilst minimising any potential negative impact from occupants. A draft management plan has been submitted with the application and they state that this follows the format of management plan now being implemented for a Managed Student Accommodation scheme at the nearby Mark Royal House.

If the scheme was considered acceptable a Management Plan could be secured through a Planning Agreement under section 76 of the Planning Act (Northern Ireland) 2011. This should include details how the development will be staffed and managed, how rooms will be allocated, security and access arrangements, student arrival and departure plans, how student behaviour will be managed, fire safety strategies and maintenance and servicing arrangements. It also sets out how a complaints procedure will be operated and a tenancy agreement implemented. It should be comprehensive and robust enough to ensure that impacts to existing and prospective residents will be minimal and addresses main points raised under criterion (e). Criterion (f)

Planning applications should be accompanied by evidence supporting the need for the type and quantum of PBSMA proposed. The applicant has submitted a supporting statement addressing the issue of need. The statement refers to the need arising from the development of the new University of Ulster Campus which will introduce approximately 15,000 new students to this part of the city. It points to the recently



completed Mark Royal development as being the only building to accommodate any of this need to date. The statement also talks about the need for PBM SA as specified in the Belfast City Council Document 'Belfast: A Learning City – A framework for student housing and purpose built student accommodation' (March 2014), the proposal thus aims to address this need. It is envisaged that the majority of the student occupiers will be enrolled at University of Ulster, Belfast and will be drawn from those currently living close to the Jordanstown Campus, or informal student rental properties throughout Belfast. The intention is to use the proposed rooms solely for student accommodation. The proposed operators of the scheme are Cathedral Living Group Limited, who also operate the recently completed Mark Royal development on Donegall Street and have worked closely with the University of Ulster with regard to its complaints procedure and Tenancy Agreements.

#### 9.5 **Quality Residential Development**

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.

Although the proposal seeks to establish the principle of development via an outline application, elevations have been submitted which show a 10 storey building stepping down to two storeys along the south-western boundary. Based on the information submitted the scale and massing are out of keeping with the character of the area. The current buildings on the site are two and three storey fronting onto Clifton Street, with the three storey residential block immediately SW of the site, and three storey built form at Clifton House to the NW. A four storey housing block is located further south east of the site along Carrick Hill. The proposed ten storey structure, although stepped down towards Carrick Hill, would be unduly dominant in the current context and would undoubtedly harm the established character of the area.

With regard to impact on residential amenity Environmental Protection Unit (EPU) of Belfast City Council have requested that a Noise Impact Assessment is submitted which identifies and assesses all potential sources of noise which could impact on the proposed future residents and neighbouring residential premises, for example, plant and equipment noise, noise from the use of the gym, and proposed retail activities

With regard to bin storage, the applicant has shown an indicative area for bins and recycling at ground floor. If the scheme was considered acceptable a condition would be necessary to ensure an adequate storage area and waste management strategy is implemented for the collection and disposal of waste.

#### 9.6 **Proposed Retail Use**

In terms of the retail unit at groundfloor level, 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 80sqm in size. As the site is located within the city centre boundary in BMAP and taking account of the existing retail uses on site, the proposed retail use is acceptable.

#### 9.7 **Contaminated Land**

In terms of contaminated land EPU noted the findings of the preliminary risk assessment (PRA) which concludes that due to both current on-site activities (vehicle repair workshops) and the presence of a Petrol Filling Station 10m away, there are potential human health pollutant linkages associated with the proposed development site and future users. The PRA report, however, advises that the commercial operations on

the development site are currently operational and access to conduct an appropriate site investigation would result in a limited investigation scope. While EPU acknowledges the current site constraints, they are of the view that some indicative site investigation work could proceed at present, albeit on and around the boundary of the main footprint of the development site.

Information from such an indicative investigation could be used to provide an initial Generic Quantitative Risk Assessment to provide greater information and comfort regarding the suitability of the development site for residential use and to assist EPU in determining if it is appropriate to recommend a negative condition in relation to a more detailed site investigation at a later stage of development. This information has not been submitted to date.

9.8 **Noise Impact**

In terms of Noise Impact, EPU has noted from the submitted drawings that the proposal includes plans to provide a gym, car park and retail units at ground floor level. Such facilities are often associated with potentially intrusive types of noise, for example, impact and loud music noise from the use of a gym as well as industrial type noise from plant and equipment, the location of which is not specified.

EPU is concerned that the proposed facilities could negatively impact on the amenity of both future users of the proposal and neighbouring existing residents and have subsequently requested that a noise impact assessment should be submitted in support of the above proposed development which identifies and assesses all potential sources of noise which could impact on the proposed future residents and neighbouring residential premises, for example, plant and equipment noise, noise from the use of the gym, and proposed retail activities. The noise assessment must identify, where necessary, suitable design and mitigation measures to protect on and off-site residential amenity from the impact of noise associated with the proposed development. No such assessment has been provided to date.

9.9 **Traffic and Parking**

The development proposes a communal car parking area at ground floor level, indicating the provision of 12 spaces. The supporting statement focuses on the site's city centre location and proximity to public transport and states that the management company will positively discriminate against the use of cars by students. The proposal has been assessed against PPS3.

Transport NI have requested, in order to fully address the impacts of this development that the applicant provides a range of details on both the physical layout of the site and on the traffic impact of the development; including:

- Demonstrating that appropriate facilities exist for people with disabilities.
- Carrick Hill and Clifton Street are major routes through the city centre and normally busy. The applicant should clarify how pick-up and drop-off of visitors and residents will be directed away from these thoroughfares
- Technical details in respect of footway widths, car park accesses and re-instatement etc
- A Private Streets Determination (PSD) will be required.
- Provision must be made on the building's perimeter for secure cycle parking for visitors.
- Travel Plan must demonstrate the measures the applicant proposes to promote alternative modes of transport for students and staff.

The Service has received limited details and no Travel Plan. As a Travel Plan has not been submitted the significant relaxation in parking provision has not been adequately justified.

9.10	<p><b>Consideration of Objections</b></p> <p>The majority of issues raised are considered in the assessment above, including the impact on residential amenity; scale and density out of keeping with area, overlooking, overbearing and dominance on residential properties; noise and anti-social behaviour and the potential impact on built heritage. The remaining matters are considered below:</p> <p>Potential interruption to access to adjoining premises -The onus will be on the developer to carry out any proposed works in a controlled manner that avoids any undue disruption to neighbouring properties.</p> <p>Potential structural damage to adjacent buildings due to construction works - The onus will be on the developer to carry out any proposed works in a manner that would not impact upon the stability of neighbouring properties.</p> <p>Impact on trees -Given the separation distance to existing trees there should be no adverse impact.</p> <p>No landscaping or amenity space provided - No landscaping or communal open space has been provided.</p> <p>No information on alternative uses during the holiday periods -There is no policy requirement for such information</p> <p>Proliferation of student accommodation in the area - The proliferation is not a major concern at present given the small number of approvals in the area to date.</p>
10.0	<p><b>Summary of Recommendation: Refusal</b></p> <p>10.1 Having regard to the policy context and other material considerations above, the proposal is considered unacceptable and planning permission should be refused for the following reasons.</p> <p>10.2 The proposal is located within an established residential area and its height, scale and massing would adversely affect the character of the area and the setting of a number of listed buildings in the locality.</p> <p>10.3 The proposal fails to adequately demonstrate how it will not prejudice road safety, inconvenience the flow of traffic or that there is adequate car parking to serve the proposed development.</p> <p>10.4 It has also failed to demonstrate how the proposal will not have a significantly adverse impact on the amenity of neighbouring residential premises by way of noise, nuisance and disturbance or that the site can be made suitable for the proposed residential end use. Further information in terms of contamination and noise impact has not been received to date.</p>
11.0	<p><b>Refusal Reasons</b></p> <p>11.1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that it would, if permitted, cause unacceptable damage to the character of the area due to the uncharacteristic and inappropriate height, scale and mass of the proposed.</p> <p>11.2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy BH11 of 'Planning Policy Statement 6: Planning, Archaeology and the Built Heritage' in that it would, if permitted, have an adverse impact and harm the setting of a number of listed buildings, listed under Section 80, of the Planning Act (Northern Ireland)</p>

	2011, as a result of its height, scale and massing and the proposed development, does not respect the character of the setting of the listed buildings. Application ID: LA04/2015/0092/O
11.3	The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy HMO7 of 'Houses in Multiple Occupation – Subject Plan for Belfast City Council Area 2015' in that the site is located within a primarily residential area and the proposed will not result in a form of development that promotes appropriate student accommodation whilst protecting the amenity of residential areas.
11.4	The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Article 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 and Policy QD1 of Planning Policy Statement 7 – 'Quality Residential Environments' in that insufficient and inadequate information has been submitted to demonstrate that the proposal will not have a significantly adverse impact on the amenity of neighbouring residential premises by way of noise and disturbance.
11.5	The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, and Article 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient and inadequate information has been submitted to demonstrate that the site is suitable for the proposed residential end use.
11.6	The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Article 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015, and Planning Policy Statement 3 – 'Access, Movement and Parking' in that it has failed to adequately demonstrate how the proposal will not prejudice road safety or inconvenience the flow of traffic, that there is adequate car parking to serve the proposed development, or the measures the applicant proposes to put in place to promote alternative modes of transport for students and staff.
12.0	Notification to Department (if relevant) N/A

Neighbour Notification Checked	Yes
Signature(s)	
Date:	

## ANNEX

<b>Date Valid</b>	27th March 2015
<b>Date First Advertised</b>	8th May 2015
<b>Date Last Advertised</b>	30th October 2015

**Details of Neighbour Notification** (all addresses)

Louise McCrystal  
1, Lower Regent Street, Belfast, Antrim, Northern Ireland, BT13 1AL  
Margaret Fitzpatrick  
1, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
Margaret Fitzpatrick  
1, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
The Owner/Occupier,  
18 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
David watters  
2 Clifton House, North Queen Street, Belfast, Skegoneill, Antrim, Northern Ireland, BT15 1EQ  
22 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
24 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
24 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
24A Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
26-28, Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
28 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
2A Trinity Street, Town Parks, Belfast, Antrim, BT13 1BS,  
2A Trinity Street, Town Parks, Belfast, Antrim, BT13 1BS,  
Josephine Quail  
3, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
Josephine Quail  
3, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
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3, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
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30 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
32A Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
32B Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
34 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
38-44, Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
4-6, Trinity Street, Town Parks, Belfast, Antrim, BT13 1BS,  
40 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
46-48 Clifton Street, Town Parks, Belfast, Antrim, BT13 1AA,  
Mary McNally  
5, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
C Burns  
7, Lower Regent Street, Belfast, Antrim, Northern Ireland, BT13 1AL  
J Nugent  
7, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
The Owner/Occupier,  
8-10, Wall Street, Town Parks, Belfast, Antrim, BT13 1BE,  
Ann Heron  
9, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY  
Ann Heron

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Ann Heron

9, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY

Ann Heron

9, Pepperhill Street, Belfast, Antrim, Northern Ireland, BT13 1AY

Clifton House, 2-14, North Queen Street, Belfast, BT13

Flat 1 John Blacking House Lower Regent Street

Flat 10 John Blacking House Lower Regent Street

Flat 11 John Blacking House Lower Regent Street

The Owner/Occupier,

Flat 12 John Blacking House Lower Regent Street

Flat 13 John Blacking House Lower Regent Street

Flat 14 John Blacking House Lower Regent Street

Flat 15 John Blacking House Lower Regent Street

Flat 16 John Blacking House Lower Regent Street

Flat 17 John Blacking House Lower Regent Street

Flat 18 John Blacking House Lower Regent Street

Flat 19 John Blacking House Lower Regent Street

Flat 2 John Blacking House Lower Regent Street

Flat 20 John Blacking House Lower Regent Street

Flat 21 John Blacking House Lower Regent Street

Flat 22 John Blacking House Lower Regent Street

Flat 23 John Blacking House Lower Regent Street

Flat 3 John Blacking House Lower Regent Street

Flat 4 John Blacking House Lower Regent Street

Flat 5 John Blacking House Lower Regent Street

Flat 6 John Blacking House Lower Regent Street

Flat 7 John Blacking House Lower Regent Street

Flat 8 John Blacking House Lower Regent Street

Flat 9 John Blacking House Lower Regent Street

Paul Valliday

John Blacking House, Flat 10, Lower Regent Street, Belfast, Antrim, Northern Ireland, BT13 1AL

Paddy Devlin

John Blacking House, Flat 11, Lower Regent Street, Belfast, Antrim, Northern Ireland, BT13 1AL

Martin Quinn

John Blacking House, Flat 22, Lower Regent Street, Belfast, Antrim, Northern Ireland, BT13 1AL

The Owner/Occupier,

The Community Centre, 2A Regent Street, Town Parks, Belfast, Antrim, BT13 1EX,

Gerard Brophy & Frank Dempsey

<b>Date of Last Neighbour Notification</b>	1st July 2015
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

**Drawing Numbers and Title**

Application ID: LA04/2015/0092/O

- 01 Site Location Plan
- 06 Proposed Ground Floor Plan
- 07 Proposed First Floor Plan
- 08 Proposed Second Floor Plan
- 09 Proposed Third Floor Plan
- 10 Proposed Fourth Floor Plan
- 11 Proposed Fifth Floor Plan
- 12 Proposed Sixth Floor Plan
- 13 Proposed Seventh Floor Plan
- 14 Proposed Eighth Floor Plan
- 15 Proposed Ninth Floor Plan
- 16 Proposed Carrickhill Elevations
- 17 Proposed Carrickhill Elevations

**Representations from Elected members:** None