



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

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 23 Feb 2016	
Application ID: LA04/2015/1274/F	
Proposal: Change of use of the ground floor level from bank to offices, (Class B1 (a) Business use), erection of new generator housing on the roof level and external alterations to the Great Victoria Street Elevation	Location: 136-142 Great Victoria Street , Shaftsbury Square Belfast
Referral Route: Major	
Recommendation:	Approval
Applicant Name and Address: Ulster Bank Ltd C/O GVA NI Ltd Rose Buildings 16 Howard Street Belfast BT1 6PA	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 8AB
Executive Summary: <p>The application seeks full planning permission for the change of use of the ground floor level from bank to offices, (Class B1 (a) Business use), erection of new generator housing on the roof level and external alterations to the Great Victoria Street Elevation.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none">• The principle of this development at this location;• Visual Amenity; and• Traffic and Parking <p>The site is located within Belfast City Centre and is identified as being a gateway site within Shaftsbury Square Character Area CC013 as designated in the Belfast Metropolitan Area Plan 2015. The principle of development is acceptable as the statutory plan identifies Belfast City Centre as the primary location for new office development.</p>	

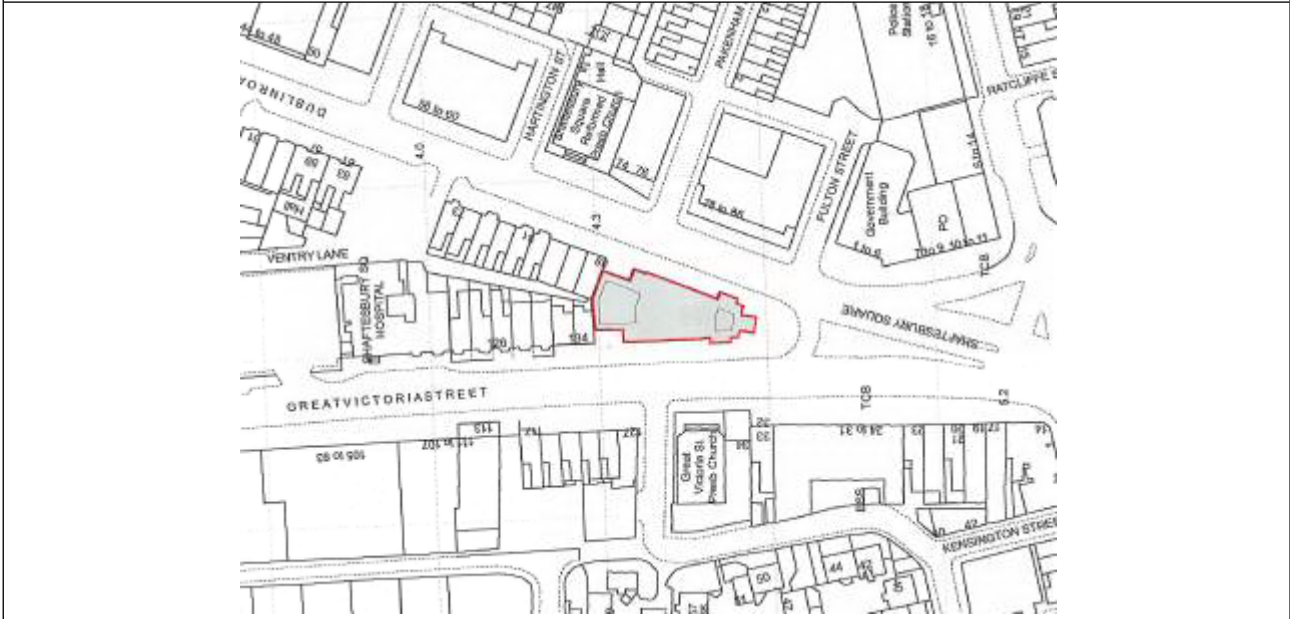
The alterations to the Great Victoria Street elevation and the addition of the roof plant will not cause demonstrable harm to the character of the area.

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

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>Full planning permission is sought for the change of use of the ground floor level from bank to offices, (Class B1 (a) Business use), erection of new generator housing on the roof level and external alterations to the Great Victoria Street elevation.</p>
2.0	<p>Description of Site</p> <p>A 4 storey office building / former bank building finished in white render and dark tinted glazing occupies the site. The area is characterised by an eclectic mix of uses including retail, offices, residential and a number of sui generis uses.</p>

Planning Assessment of Policy and other Material Considerations

3.0	<p>Planning History</p> <p>N/A</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
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 4: Planning and Economic Development</p> <p>Planning Policy Statement 13: Transportation and Land Use</p>
5.0	Statutory Consultee Responses
	<p>Transport NI- No objections subject to conditions</p> <p>NIWater- No objections;</p> <p>NIEA- Waste Management- No Objection subject to conditions;</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	Department of Environment Parking Standards
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 extension at this location; • Scale, Massing and Design; • 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 remain applicable under ‘transitional arrangements’.</p> <p><u>Principle of proposed development</u></p>
9.3	<p>The site is located within Belfast City Centre and is identified as being a gateway site within Shaftesbury Square Character Area CC013 as designated in the Belfast Metropolitan Area Plan 2015. The principle of the change of use is acceptable as policy OF 1 the statutory plan (BMAP) identifies Belfast City Centre as the primary location for new office development.</p>
9.4	<p>Policy PED 1 of Planning Policy Statement 4: Planning and Economic Development. This policy states that ‘<i>a development proposal for a Class B1 business use will be permitted in a city or town centre (having regard to any specified provisions of a development plan)</i>’. The proposal consists of the conversion of the ground floor of the old Ulster Bank premises at the Dublin Road, Great Victoria Street intersection from use class A2 (financial, professional and other services) to class B1 (a) offices. It is considered that the proposal fully complies with the policy.</p> <p><u>Scale, Massing and Design</u></p>
9.5	<p>In terms of exterior alterations the applicant is proposing a roof plant measuring 5 metres by 2.3 metres and with a height of 3.6 metres above the existing roof level. It is to be finished in metal. Given the set back distance of the roof plant it is considered that there will be limited short range views. Long / Medium range views of the roof plant will be obtained from Bradbury Place on approach to the application site which is considered to be important traffic artery leading to the city centre. Filter views will be obtained from Dublin Road due to the presence of large street trees. It is difficult to argue that the proposal would result in demonstrable harm to the character of the area given the scale of the roof plant and the level of set back (approx. 6 metres). The location of the site is not within a designated built heritage area. It is therefore considered that the roof plant on balance is acceptable.</p>
9.6	<p>The proposal also involves some minor changes to the Great Victoria Street elevation including the blocking up of an existing entrance and the additional of two new entrances. These changes are considered acceptable and will not change the visual appearance of</p>

	the building in any significant way.
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 result in demonstrable harm to the interests of acknowledged importance. Approval is therefore recommended.</p>
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. Prior to the commencement of development details of the external finishes, including samples of materials to be used for the proposed roof plant 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	<p>Notification to Department (if relevant)</p> <p>N/A</p>

ANNEX	
Date Valid	13th October 2015
Date First Advertised	13th November 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 125 Great Victoria Street, Malone Lower, Belfast, Antrim, BT2 7AH, The Owner/Occupier, 127 Great Victoria Street, Malone Lower, Belfast, Antrim, BT2 7AH, The Owner/Occupier, 134 Great Victoria Street, Malone Lower, Belfast, Antrim, BT2 7BG, The Owner/Occupier, 134A Great Victoria Street, Malone Lower, Belfast, Antrim, BT2 7BG, The Owner/Occupier, 32 Shaftesbury Square, Malone Lower, Belfast, Antrim, BT2 7DB, The Owner/Occupier, 34 Shaftesbury Square, Malone Lower BT2 7DB The Owner/Occupier, 76 Dublin Road, Malone Lower, Belfast, Antrim, BT2 7HP, The Owner/Occupier, 78-86, Dublin Road, Malone Lower, Belfast, Antrim, BT2 7BY, The Owner/Occupier, 78-86, Dublin Road, Malone Lower, Belfast, Antrim, BT2 7BY, The Owner/Occupier, 78A Dublin Road, Malone Lower, Belfast, Antrim, BT2 7HP, The Owner/Occupier, 89 Dublin Road, Malone Lower, Belfast, Antrim, BT2 7HF, The Owner/Occupier, Great Victoria Street Presbyterian Church, Great Victoria Street, Malone Lower, Belfast, Antrim, BT2 7AH,</p>	
Date of Last Neighbour Notification	24th November 2015
Date of EIA Determination	
ES Requested	Yes /No

Planning History N/A
Drawing Numbers and Title 01, 02, 10, 11, 12, 13, 14 15
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department: