

Development Management Report Committee Application

| Summary | |
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| Committee Meeting Date: 11 September 2018 | |
| Application ID: LA04/2018/1650/F & LA04/2017/2786/LBC | |
| Proposal: Change of use and extensions and alterations to the existing courthouse including roof extension to create hotel with ancillary facilities, parking, landscaping and all associated works. | Location: Crumlin Road Courthouse 94-100 Crumlin Road Belfast BT14 6AR. |
| Referral Route: Committee – Major Planning Application | |
| Recommendation: | APPROVAL |
| Applicant Name and Address: Signature Living Millennium House 60 Victoria Street Liverpool L1 6JH | Agent Name and Address: N/A |
| <p>Executive Summary:</p> <p>Both planning permission and Listed Building Consent are sought. This is a joint report that deals with both applications. The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Impact on the special historic and architectural qualities of the listed building; - Impact on the amenity / character of the area; - Impact on transport and other infrastructure; - Drainage and flooding impacts; - Impact on protected species <p>The site is located on the Crumlin Road and is occupied by a former Court house building. It is a Grade B+ listed building. The Crumlin Road Courthouse was designed by the architect Charles Lanyon and completed in 1850. The original building was extended in 1905 by Young and McKenzie. It is situated across the road from the Crumlin Road Gaol and the two are linked by an underground passage. The courthouse closed in June 1998 and has fallen into disrepair since closure following fire damage.</p> <p>The site is un-zoned in the BUAP. Within dBMAP and the successfully challenged BMAP, the site is subject to a mixed use zoning which stipulates certain uses types, and states B1 (A) office use of the use classes order should be restricted to the Courthouse (and gaol). Accordingly, the proposed use would be contrary to the draft plan in that it does not fall within any of the uses stipulated. The planning history indicates that the building and site was previously deemed appropriate for hotel use through an approval in 2007. Hotel use is deemed sui generis within the use classes order; however, such a use is not dissimilar to residential institution use as discussed in the updated key site requirements discussed under the successfully challenged BMAP. The proposal would also generate employment. Accordingly, the proposal would not be at complete odds with the thrust of the mixed use employment aims of these plans. Account must also be taken of the revised context since BMAP, through the conversion of the gaol to a tourism</p> | |

use. A hotel use would be complementary in this regard, and the development of the heritage aspects of the proposal would further strengthen the tourism offer/experience. This would support the aims of the development plan and PPS16 aims of improving tourist and heritage facilities. It is also noteworthy that no redevelopment proposals have been submitted since the previous permissions. Given the site context of Crumlin Road, which consists of non-residential uses and the previous approval, the proposed hotel and uses are considered acceptable in principle subject to satisfactory design and environmental issues.

Internally, the building is now structurally compromised, including the roof which is now open to the elements in part. The internal layout remains in part, however significant features have been lost or seriously decayed through a combination of fires and rainwater damage. It is clearly evident from inspection that this deterioration will continue unless urgent protection and repair works are completed. As a result of the state of the building, the applicant is unable to complete a full detailed structural assessment of the building at this time, but has surveyed elements where safe and practical to do so. This has informed the proposed layout. The main courtroom – number 1, is to be retained and restored to its original layout and detailing and will become the focal point for historical and tourism interest. The remainder of the ground floor will become the reception/bar area, kitchen, and guest rooms. Spa facilities will occupy the basement rooms, with further accommodation to the upper floors. Function space will occupy the top floor of the new rooftop extension. The existing exterior elevations are to be restored to their original design and finishes. All rooms will largely reuse the existing/original layout of the building. General details have been provided in relation to the internal refurbishment, however final details cannot be confirmed until the outcome of the full structural survey to be completed. Whilst HED has concerns with the approach, it is content in principle with the room uses and the design details of the roof extension, subject to planning conditions, the final details regarding finishes and any works to existing details can be secured/agreed.

In addition, the applicant has advised that they are seeking grant funding from the Heritage Lottery Fund for the restoration of the Court Room section of the building. This is subject to strict time constraints, and it is understood that it must be accompanied by a positive planning determination. Within this context therefore, it is considered in the public interest to expedite the application. Regard is also had to potential further deterioration of the building in inclement weather as winter approaches and associated deterioration in the condition of the building that would likely result.

It is not considered that the proposal will adversely impact on amenity due to separation distances to nearby residential and commercial properties. Conditions are proposed to assist in mitigating amenity impacts.

DFI Roads, Environmental Health and NI Water have no objections to the proposal subject to conditions and/or informatives. DAERA Contaminated Land Section has requested a further phase 2 contamination assessment survey of the site to identify contamination. Given the structural and funding issues discussed above, it is considered that this information should be secured through condition. Rivers Agency and Natural Heritage are currently assessing information in relation to drainage and protected species issues. Delegated authority is sought to resolve these matters.

Two representations have been received, which support the proposals.

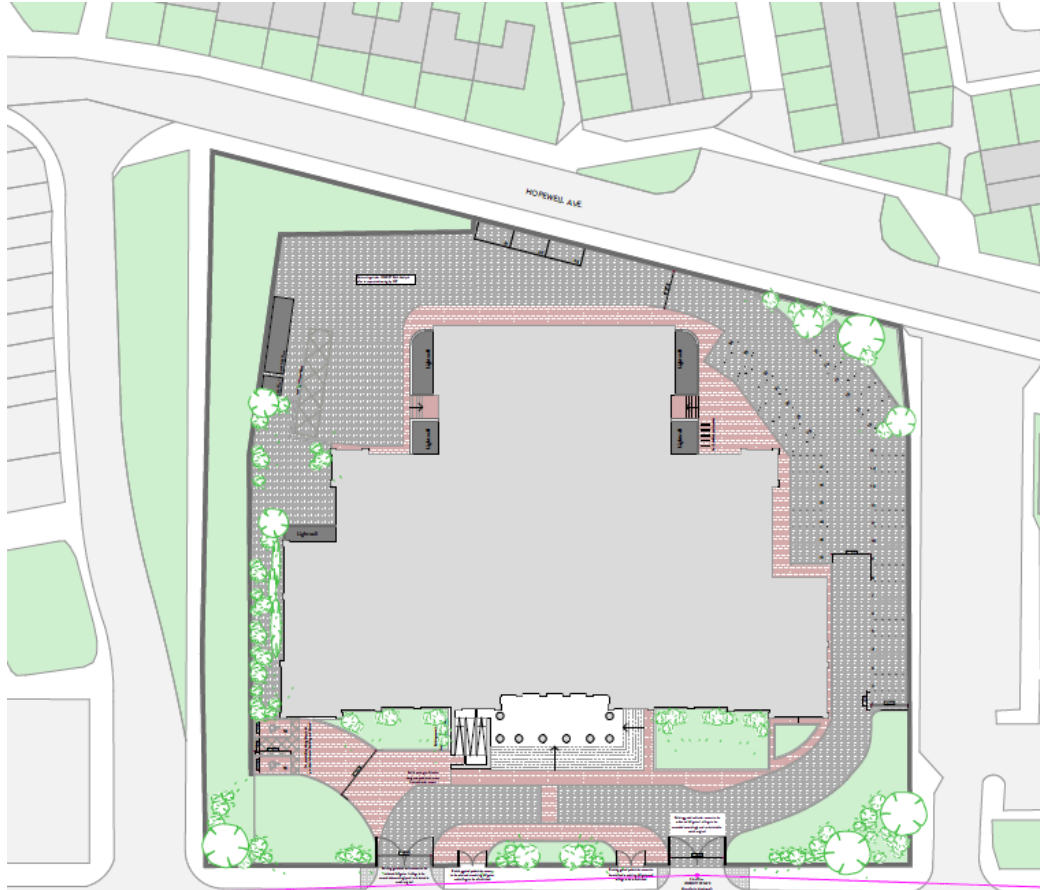
Having regard to the policy context, planning history, and other material considerations above, the proposal is considered acceptable in principle. It is recommended that the Planning Committee gives the Director of Planning and Building Control delegated authority to approve the application with conditions subject to resolution of outstanding issues, in particularly those related to the heritage impacts of the proposal.

Case Officer Report

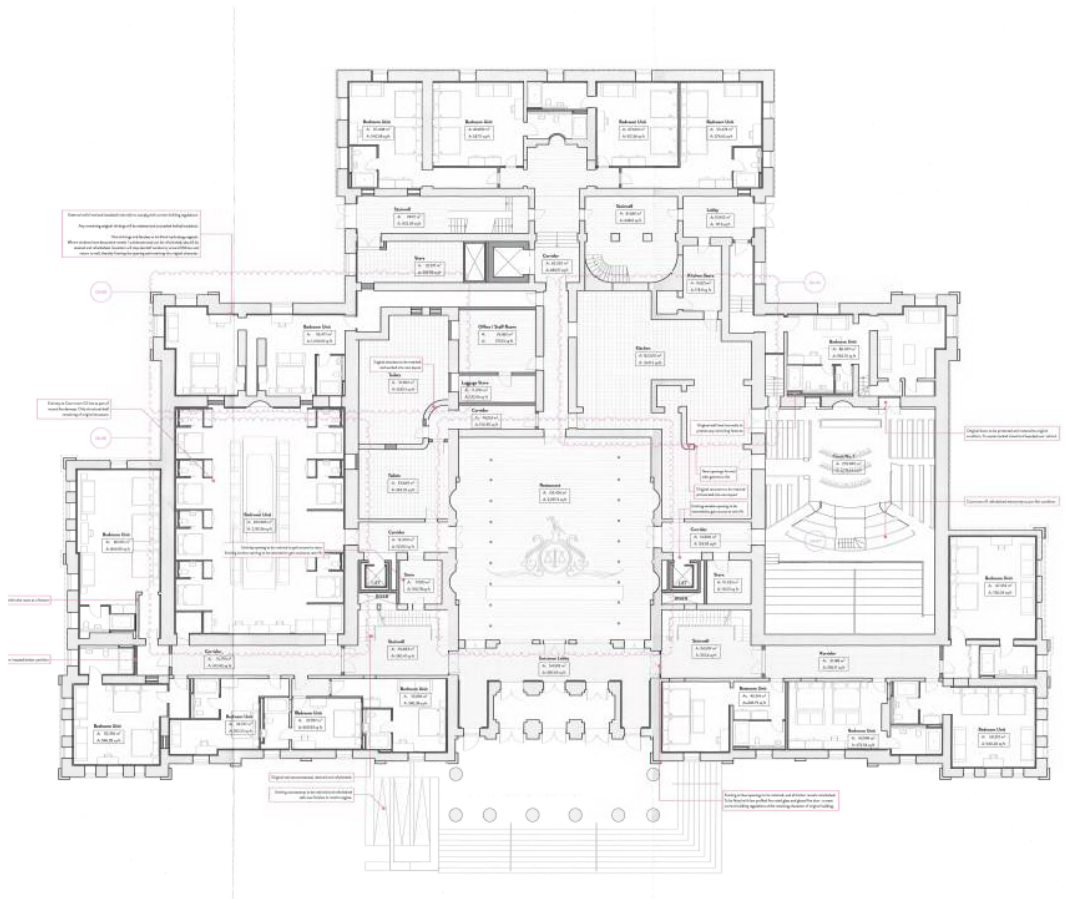
Site Location Plan



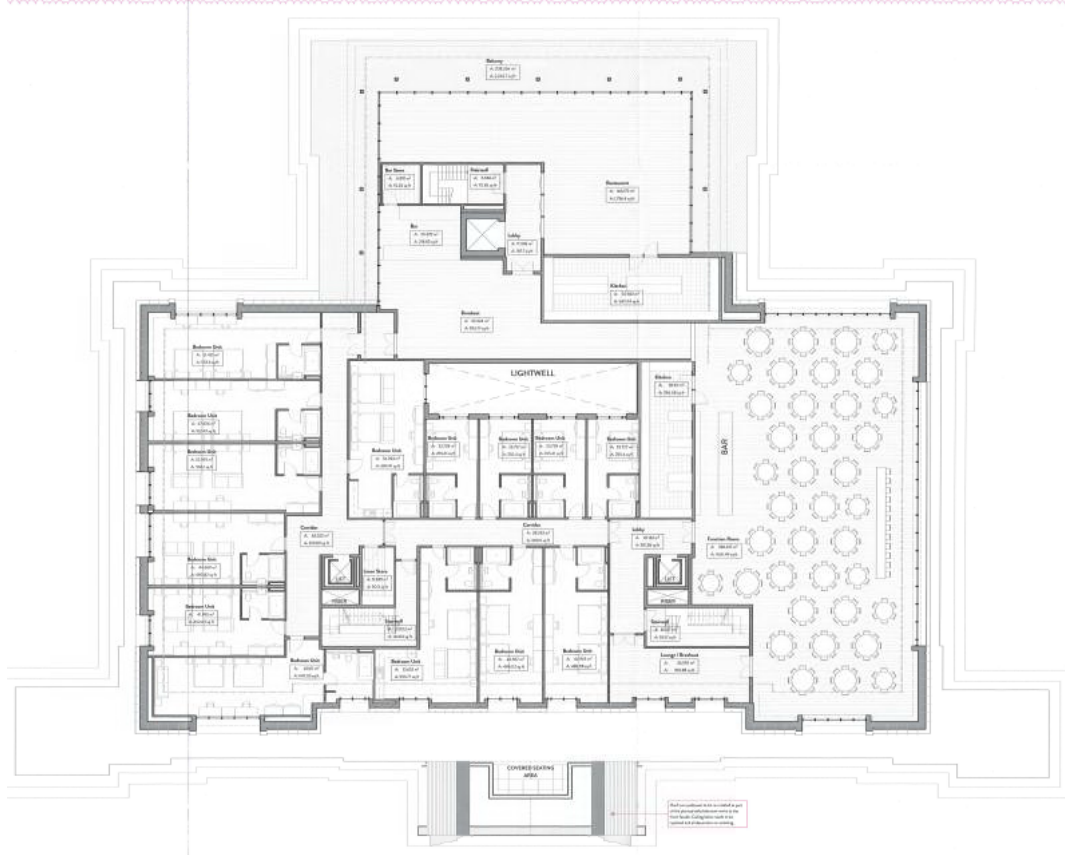
Site Plan



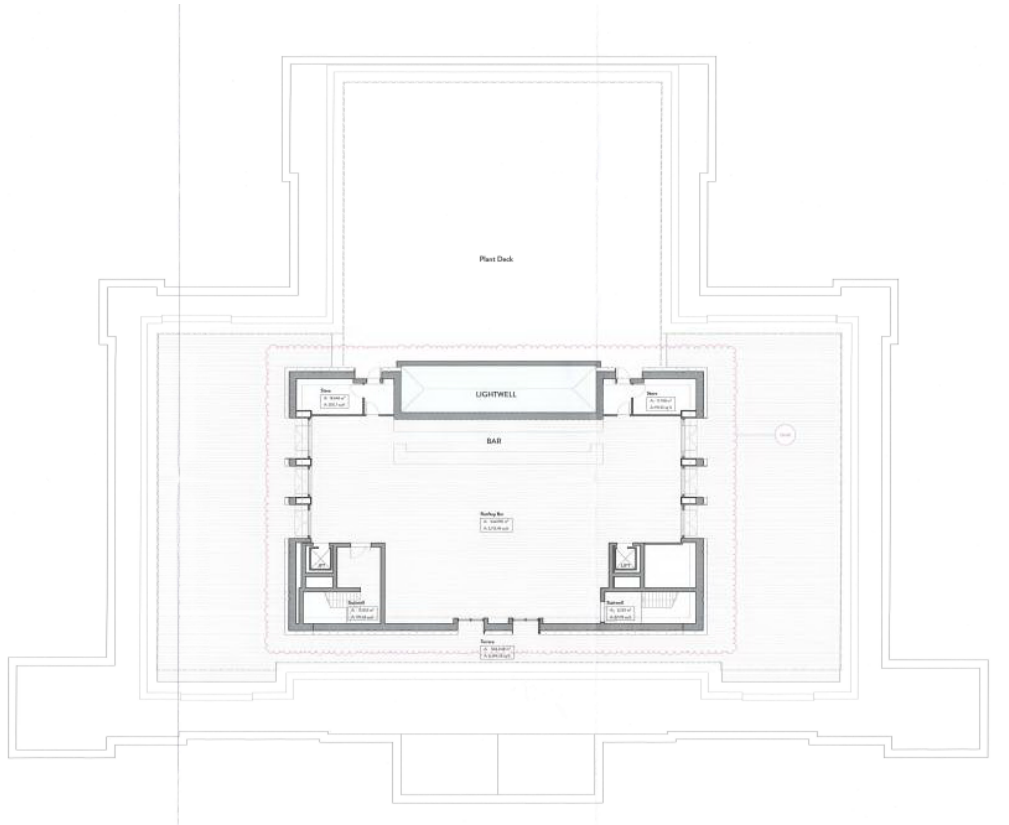
Ground Floor



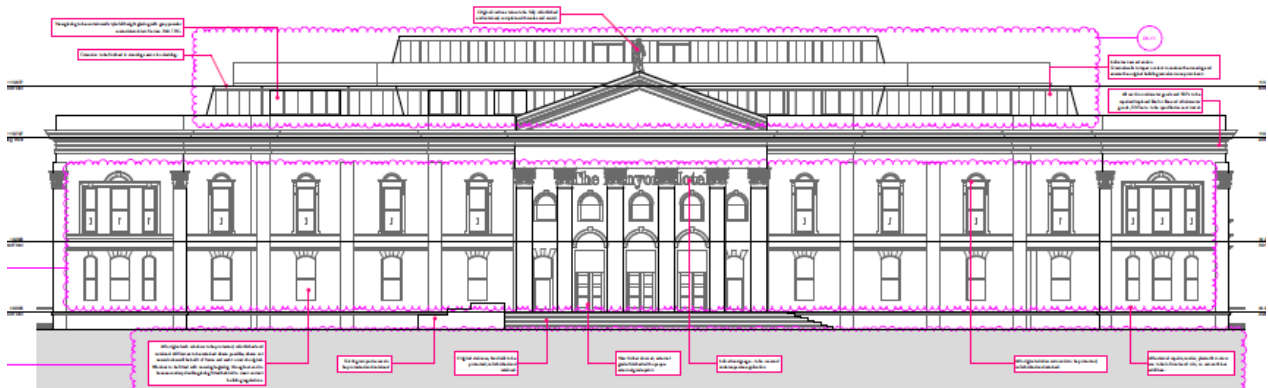
Second Floor:



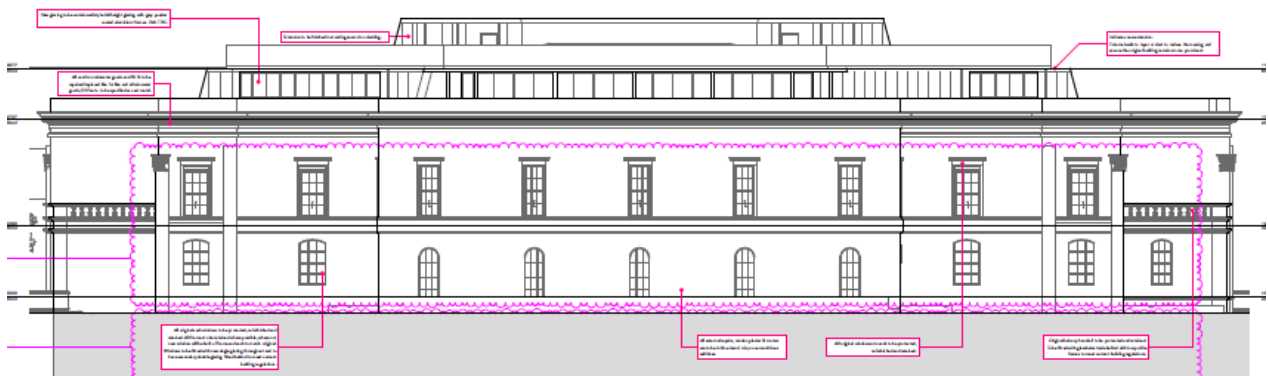
Roof Plan:



Front Elevation



Rear Elevation





| Consultations: | | |
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| Consultation Type | Consultee | Response |
| Statutory | NIEA | Advice Awaiting Response following receipt of further information |
| Statutory | Historic Environment Division (HED) | Awaiting Response following receipt of further information |
| Statutory | DFI Roads - Hydebank | No objections |
| Statutory | NI Water - Strategic Applications | Advice |
| Statutory | Rivers Agency | Awaiting Response following receipt of further information |
| Non Statutory | Env Health Belfast City Council | No objection subject to conditions |
| Non Statutory | Building Control Belfast City Council | Awaiting Response |
| Representations: | | |
| Letters of Support | 2 | |
| 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 Members | None: Meeting attended by Cllr Ciaran Beattie | |
| Neighbour Notification Checked | Yes | |

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| 1.0 | <p>Description of Proposed Development</p> <p>Change of use and extensions and alterations to the existing courthouse including roof extension to create hotel (77 bedrooms) with ancillary facilities, parking, landscaping and</p> |
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| | all associated works. |
| 2.0 | Description of Site |
| 2.1 | The site is located on the Crumlin Road and is occupied by a former Court house building. It is a Grade B+ listed building. The Crumlin Road Courthouse was designed by the architect Charles Lanyon and completed in 1850. The original building was extended in 1905 by Young and McKenzie. It is situated across the road from the Crumlin Road Gaol and the two are linked by an underground passage. The courthouse closed in June 1998 and has fallen into disrepair since closure following fire damage. The topography of the site is broadly level, save for an area along the eastern part of the site which slopes steeply towards the site boundary. There are public roads adjacent to the site to the east and south (rear). |
| 2.2 | The area is of mixed use and includes a health centre adjacent to the west, and two storey housing to the south and east. The Crumlin Road includes retail and small scale office uses. There is a mix of building designs and finishes within the area. |
| Planning Assessment of Policy and other Material Considerations | |
| 3.0 | <p>Site History</p> <p>Ref ID: Z/2006/2132/LB Proposal: Conversion of former courthouse to hotel including demolition of rear section of existing building, construction of new extension and restoration of former courtroom. Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT14 Decision: Approval Decision Date: 18.10.2007</p> <p>Ref ID: Z/2006/2127/F Proposal: Conversion of former courthouse to hotel including demolition of rear section of existing building, construction of new extension and restoration of former courtroom. Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT14 Decision: Approval Decision Date: 18.10.2007</p> <p>Ref ID: Z/2003/1504/LB Proposal: Conversion of former Courthouse and offices to modern offices including demolition of rear section of existing building and construction of new extension. Restoration of former Courtroom Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT15 Decision: Approval Decision Date: 04.11.2004</p> <p>Ref ID: Z/2003/1502/F Proposal: Conversion of former Courthouse and offices to modern offices including demolition of rear section of existing building and construction of new extension. Restoration of former Courtroom. Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT15 Decision: Approval Decision Date: 10.11.2004</p> |
| 4.0 | Policy Framework |

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| 4.1 | Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 Belfast Metropolitan Area Plan 2015 (successful legal challenge) Draft Belfast Development Strategy |
| 4.2 | Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); Planning Policy Statement (PPS) 6, Planning, Archaeology and the Built Heritage, PPS3: Roads Considerations; Planning Policy Statement 13 – Transportation and Land Use Planning Policy Statement 15 – Planning and Flood Risk Planning Policy Statement 16 - Tourism Development Control Advice Note 15 Vehicular Access Standards |
| 5.0 | Statutory Consultee Responses |
| | Transport NI – no objections in principle subject to conditions NI Water – no objections; Rivers Agency – response outstanding; Natural Heritage – response outstanding; Historic Environment Division – no objections in principle subject to additional information; |
| 6.0 | Non Statutory Consultee Responses |
| | Environmental Health – response outstanding; Building Control – response outstanding. |
| 7.0 | Representations |
| 7.1 | The application has been neighbour notified and advertised in the local press. Two letters of support have been received. |
| 8.0 | Other Material Considerations |
| | Belfast Agenda |
| 9.0 | Assessment |
| 9.1 | The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The principle of the proposal at this location; - Impact on the special historic and architectural qualities of the listed building - Impact on amenity / character of the area; - Impact on transport and other infrastructure; - Drainage and flooding impacts; - Impact on protected species. <p>Policy Considerations:</p> |
| 9.2 | Policy SFG3 of the RDS seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities. This policy states 'Belfast City Centre has developed its regional shopping offer. A precautionary approach needs to be continued in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area'. |
| 9.3 | 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 |

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| | <p>shared space, and supporting good design and place making. The SPPS refers to town centre uses and requires a town centre first approach through the sequential test. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, remain applicable under ‘transitional arrangements’.</p> |
| 9.4 | <p>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 paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.</p> |
| 9.5 | <p>BUAP is the current statutory Local Development Plan for the area. Within the plan the site is not subject to any zonings. Tourism policy is of relevance, which encourages the development of tourism facilities under Policy T1.</p> |
| 9.6 | <p>Within dBMAP the site forms part of a wider zoning BT009, Land at Crumlin Road including Girdwood Barracks, a zoning for mixed use. This specifies Key Site Requirements including a range of appropriate uses. No reference/requirements to the Court house building is included. The PAC inquiry report recommended revision to include residential institution uses to allow a greater degree of flexibility in regenerating the site. Strategic tourism policy is also relevant.</p> |
| 9.7 | <p>Within the purported to be adopted BMAP, the site remains part of the wider zoning discussed in the dBMAP, and is zoned under BT003 as mixed use. The court house is expressly referred to as being suitable for use class B1 (a) office use. Tourism use policies are also relevant.</p> |
| 9.8 | <p>PPS6 is relevant due to the site being a Listed Building, and proximity to the Gaol which is also a Listed Building.</p> |
| 9.9 | <p>PPS 16 relates to tourism. TSM1 states planning permission will be granted for a proposal for tourism development (including a tourist amenity or tourist accommodation) within a settlement; provided it is of a nature appropriate to the settlement, respects the site context in terms of scale, size and design, and has regard to the specified provisions of a development plan. TSM7 sets out criteria against which tourism proposals will be assessed. Development Control Advice Note 4 (DCAN4) relates to restaurant (and related) uses.</p> |
| 9.10 | <p>PPS2 is a material consideration due to the derelict condition of the site which could potentially be habitat for protected species. PPS15 Drainage and Flooding is a material consideration due to the size of proposal – consideration of drainage impacts is necessary under FLD3. PPS13 and DCAN 15 are consideration due to the vehicle access and associated traffic implications of the proposal.</p> <p>Consideration</p> <p>Principle of Development</p> |
| 9.11 | <p>Planning Policy Statements</p> <p>The primary policy considerations are set out in Policy BH7 of PPS 6 which provides the policy on the change of use of listed buildings. It states that the Department will normally permit the change of use of a listed building where it secures the upkeep and survival of the building and the character and architectural or historic interest of the building would be preserved or enhanced. BH8 relates to extensions or alterations to a listed building and states that proposals will normally be permitted subject to 3 criteria. BH11 – Development affecting the Setting of Listed Buildings are also relevant in this case due to the proximity</p> |

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| | <p>of the gaol. In regard to these policies, and given that the proposal would secure the retention and reuse of an important listed building which is in poor condition, conversion is therefore acceptable in principle subject to appropriate details. Similarly, in regard to the remaining relevant PPS's, suitable details must be proposed taking account of other material consideration including consultee responses.</p> <p>Development Plans</p> |
| 9.12 | <p>The planning act requires proposals to be in accordance with the development plan for the area unless material considerations indicate otherwise. BUAP is silent in relation to the site and accordingly it falls to other considerations in regard to the appropriate use of the site. Within dBMAP and the successfully challenged BMAP, the site is subject to a mixed use zoning which stipulates certain uses types, and states B1 (A) office use of the use classes order should be restricted to the Courthouse (and gaol). Accordingly, the proposed use would be contrary to the draft plan in that it does not fall within any of the uses stipulated.</p> |
| 9.13 | <p>The recently published draft Belfast Local Development Plan Strategy includes strategic policies relevant to the proposal such as tourism. It does not include site specific requirements and is currently subject to public consultation. Accordingly, little weight can be attributed to its policies, as they may be subject to revision following consultation and independent examination.</p> |
| 9.14 | <p>The planning history indicates that the building and site was previously deemed appropriate for hotel use through an approval in 2007. Hotel use is sui generis within the use classes order, however such a use is not dissimilar to residential institution use as discussed in the updated key site requirements discussed under the successfully challenged BMAP. The proposal would also generate employment. Accordingly, the proposal would not be completely at odds with the thrust of the mixed use employment aims of these plans. Account must also be taken of the revised context since BMAP, through the conversion of the gaol to a tourism use. A hotel use would be complimentary in this regard, and the development of the heritage aspects of the proposal would further strengthen the tourism offer/experience. This would support the aims of the development plan and PPS16 aims of improving tourist and heritage facilities. It is also noteworthy that there has been a previous permission for conversion of the building to a hotel and that no redevelopment proposals have been submitted since the previous permissions.</p> |
| 9.15 | <p>The SPPS requires town centre uses to be directed to this location through the sequential test, stipulating a hierarchy of locations where proposal should be directed at paragraph 6.281. It is considered that the community benefit that could be realised from the safeguarding and reuse of an important heritage asset outweighs the need to direct the proposed use to the city centre. In any event, the site is somewhat unique, and a suitable building of the same characteristics and circumstance is not considered to be available within the city centre. It is considered unlikely that the proposal will of itself have a harmful impact on the vitality and viability of the city centre.</p> |
| 9.16 | <p>Taking account of the above, and given the site context of Crumlin Road, which consists of non-residential uses and the previous approval, the proposed hotel and uses are considered acceptable in principle subject to satisfactory design and environmental issues.</p> <p>Impact on the Listed Building, design and character of the Area;</p> |
| 9.17 | <p>The proposed external alterations include the installation of new rooftop extension to the building. It is of contemporary design and materials and is sited back off the front elevation of the building. It would read as a modern addition to the roofscape when viewed from and to intermediate distance public viewpoints on the Crumlin Road and residential streets to</p> |

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| | <p>the rear. It is two storeys in height and would be subordinate in scale and design. HED Listed buildings have no objections in principle to this addition, subject to clarification of structural and finish treatments. It is therefore considered acceptable subject to the receipt of these further details. The proposal includes restoration of the original facades, including windows and other ornate detailing, and all boundary metal railings. The existing access gates points are to be widened to facilities service and bus accessing the site. HED have no objections to these improvements in principle, however further details and methodology is required. Car parking is sited predominately to the rear side at rear of the building which will assist in maintaining the setting of the building. Landscaping is also proposed which will assist in filtering views and visual impact of hard surfaced areas. Planting and maintenance details can be secured through condition. It is considered therefore that the proposal will not compromise the external character of the building, the setting of the gaol (another Listed Building), or the locality.</p> |
| 9.18 | <p>Internally, the building is now structurally compromised, including the roof which is now open to the elements in part. The internal layout and associated remains in part, however significant features have been lost or seriously decayed through a combination of fires and rainwater damage. It is clearly evident from inspection that this deterioration will continue unless urgent protection and repair works are completed.</p> |
| 9.19 | <p>As a result of the state of the building, the applicant is unable to complete a full detailed structural assessment of the building at this time, but has surveyed elements where safe and practical to do so. This has informed the proposed layout. The main courtroom – number 1, is to be retained and restored to its original layout and detailing and will become the focal point for historical and tourism interest. The remainder of the ground floor will become the reception/bar area, kitchen, and guest rooms. Spa facilities will occupy the basement rooms, with further accommodation to the upper floors. Function space will occupy the top floor of the new rooftop extension. The existing exterior elevations are to be restored to their original design and finishes. All rooms will largely reuse the existing/original layout of the building. General details have been provided in relation to the internal refurbishment, however final details cannot be confirmed until the outcome of the full structural survey to be completed. Whilst HED have concerns with this approach, they are content in principle with the room uses and subject to planning conditions, the final details regarding finishes and any works to existing details can be secured/agreed.</p> |
| 9.20 | <p>Whilst an unusual approach, it is considered that it is in the public interest to secure the architectural features and future of the building. As HED are content in principle, there is sufficient information to deem the proposals acceptable in principle. The applicant has advised that they are seeking grant funding from the Heritage Lottery Fund for the restoration of the Court Room section of the building. This is apparently subject to strict time constraints, and must be accompanied by a positive planning determination. Within the context and poor condition of the building, which could deteriorate even further, it is considered in the public interest to expedite the application.</p> <p>Impact on the character and amenity of the area</p> |
| 9.21 | <p>As mentioned above, it is considered that the proposals are sympathetic to the exterior of the building and its setting. It is advised that the character and appearance of the area would be enhanced through the renovation of the building, which is currently in decay.</p> <p>Delegated authority is sought to investigate with the applicant the potential for public realm improvements along the frontage of the site. This would help enhance the setting of the building and improve connectivity.</p> |
| 9.22 | <p>Residential uses are located to the rear of the site. There are potential impacts on these</p> |

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| | <p>properties from the proposed use and in particular the function room use within the new rooftop extension. A noise impact report has been completed and Environmental Health, following review, has requested addition information in relation to this. Notwithstanding this, it is possible to condition employment of adequate noise mitigation measures, in addition to restricting the hours of operation of the outdoor terrace and servicing/delivery times to minimise noise disturbance to existing residents.</p> |
| 9.23 | <p>It is not considered that the proposed use and alterations would result in a significant impact on existing residents in terms of overshadowing or dominance. The rooftop extension would have a marginal impact in this regard due to the addition height proposed and the separation distances to these properties. Similarly, no direct overlooking would result from the alterations and separation distances available would also mitigate any impacts. No adverse impact is also likely on the adjacent health centre again due to separation distances and the commercial nature of the site.</p> <p>Access, Parking and Transport</p> |
| 9.24 | <p>In relation to traffic, access, servicing arrangement and parking issues, DFI Roads were consulted and is satisfied with the traffic, parking and access arrangements. This includes the layout arrangement for accessing the site and parking. Delegated authority can be used to resolve some of the technical details in relation the issues</p> <p>Given the response from DFI Roads, the proposal is considered compliant with requirements in PPS3 and associated guidance.</p> <p>Contamination</p> |
| 9.25 | <p>Environmental Health have no objections subject to conditions. DAERA Contaminated Land Section have requested a further phase 2 contamination assessment survey of the site to identify contamination. Given the structural and funding issues discussed above, it is considered that this information should be secured through condition. Remediation details will also need to be provided through planning condition. Environmental Health has no objection subject to conditions and/or informatives, and therefore the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues.</p> <p>Drainage/Flooding and water/sewerage infrastructure</p> |
| 9.26 | <p>A drainage assessment has been provided and Rivers Agency are undertaking assessment of this report and associated details. It is unlikely, given that the proposal predominantly involves a change of use, that the proposal would have a significant drainage or flooding impact, however Rivers Agency are assessing this aspect at the time of writing. Delegated authority is sought to resolve this issue in consultation with Rivers Agency and any related matters that may arise. A condition is likely to be required in order to secure delivery of any mitigation measures necessary.</p> |
| 9.27 | <p>NI Water has no objection in relation to sewerage or water supply to the proposal.</p> <p>Impact on protected species</p> |
| 9.28 | <p>The condition of the building indicates that there may be potential habitat for bats which is a protected species. Natural Heritage are assessing a habitat survey submitted in support of the application. Delegated authority is sought to resolve this issue in consultation with Rivers Agency and any related matters.</p> <p>Representations</p> |

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| | Two representations has been received, which support the proposals. |
| 10.0 | Having regard to the policy context, planning history, and other material considerations above, the proposal is considered acceptable in principle. It is recommended that the Planning Committee gives the Director of Planning and Building Control delegated authority to approve the application and finalise the wording of conditions subject to resolution of outstanding issues, in particularly those related to the heritage impacts of the proposal. |

Conditions (Delegation of final conditions to the Director of Planning and Building Control)

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No development hereby permitted shall commence until a full condition and structural survey of the court house building and a full schedule and specification of repairs and works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

3. No works shall commence on site until a full survey, including analysis, and photographic record of the listed building(s) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the proper recording of the listed building.

4. The materials and construction method to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the Planning Authority for written agreement prior to commencement of any development on the site. The materials shall match in material, colour and texture those used in the existing building except where indicated on the approved plans. The development shall not be carried out unless in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

5. All new internal works and finishes, and any works of making good, shall match the existing original fabric by using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved. Samples of all materials to be used shall be submitted to the Local Planning Authority for written agreement prior to commencement of works to that element of the development on the site.

Reason: In order that the architectural and historic interest of this Building is safeguarded and in the interest of visual amenity.

6. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition until a report detailing all protection measures for existing historic surfaces during the development has been submitted to and agreed in writing with the Local Planning Authority and verified by Historic Environment Division. All means of protection shall be retained in situ in accordance with the agreed details and for the duration of the

development. The developer shall inform the Local Planning Authority on completing the installation of all protection measures so that the Local Planning Authority or their representative to agree such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Local Planning Authority in writing.

Reason: To ensure that adequate protection measures are put in place around listed building features prior to the commencement of development to ensure that features are not damaged or otherwise adversely affected by building operations.

7. A window schedule shall be submitted to and agreed with the Local Planning Authority provided scheduling replacement and repair where applicable prior to tender and commencement of any development hereby permitted. The windows shall match the design, mouldings, glazing and glazing bar pattern of original windows. The development shall be completed in accordance with the agreed details.

REASON: In the interests of visual amenity and to protect the architectural features of the Listed Building.

8. Internal or external historic decorative or functional features, including plasterwork, ironwork, fitted cupboards, bookcases, ceramic tiling, shelving, fireplaces and grates, staircases, staircase balustrading and other woodwork, shall not be removed or altered unless expressly specified in the approved drawings. Retained features shall be fully protected during the course of any works on site. Any missing stairway joinery, skirtings, cornices, architraves, window panelling and doors shall be copied, and subsequently replaced, to exactly replicate the existing in material and detailing.

REASON: To protect the architectural features of the Listed Building.

9. No development shall commence until full details of all services including mechanical, electrical and audio installations routeways and installations impacting the architecture and detail of the listed building have been submitted to and agreed with the Local Planning Authority and verified with Historic Environment Division. The development shall be completed in accordance with the agreed details and no variations to the agreed scheme shall be implemented without to the agreement of the Local Planning Authority in writing.

REASON: To protect the architectural features of the Listed Building.

10. Any proposed new joinery work shall replicate the materials, dimensions and profiles and historic finish of the existing joinery work, except where otherwise specified on the approved drawings.

REASON: In the interests of visual amenity and to protect the architectural features of the Listed Building.

11. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the development hereby approved. No vents, extracts, or plumbing or pipes, other than rainwater pipes, shall be fixed on the external face of the building, unless shown on the approved drawings.

REASON: In the interests of visual amenity and to protect the architectural features of the Listed Building.

12. No development shall commence on site until a scheme of works for noise attenuation has been submitted to and approved in writing by the Local Planning Authority. Any works which

form part of the approved scheme shall be completed prior to the premises becoming operational and shall be maintained in accordance with the approved details at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

13. External areas adjacent to or in association with the function space with the development hereby permitted shall not be operational outside the hours of 07:00 and 23:00 hours.

Reason: In the interest of residential amenity.

14. No development shall take place before details of all external construction Works, the methods, materials and components to be used in the Works have been submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) alteration, replacement or maintenance of brickwork, bonding, mortar, roof materials, fenestration, rainwater goods and decorative features. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard the identification and recording of any features of architectural, historic and archaeological interest associated with the site and the fabric of the building.

15. No demolition or development shall take place before the applicant, or his/her agent or successors in title, has secured the implementation of a programme of building recording and analysis or watching brief. Details are to be submitted to and approved in writing by the Local Planning Authority prior to demolition/development commencing. The recording/watching brief is to be undertaken throughout the course of works affecting the below ground deposits and historic fabric of the building(s) concerned. The recording/watching brief is to be carried out by a professional archaeological/building recording consultant or organisation in accordance with the approved details.

Reason: To safeguard the identification and recording of any features of architectural, historic and archaeological interest associated with the site and the fabric of the building.

16. No external lighting shall be installed on site unless in accordance with details of such lighting, including the intensity of illumination and predicted lighting contours, which shall have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: To safeguard the identification and recording of any features of architectural, historic and archaeological interest associated with the site and the fabric of the building.

17. No works shall commence on site until details of all new or replacement rainwater goods (which shall be of metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

18. No works shall commence on site until a watching brief has been arranged to be maintained during the course of the works affecting the historic fabric of the building. The watching brief shall be carried out in accordance with a written specification which shall have been first agreed in writing by the Local Planning Authority, by a professional archaeologist/building recorder or an

organisation with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority.

REASON: To safeguard the identification and recording of features of historic and/or archaeological interest associated with the fabric of the building.

19. 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 the Local Planning Authority.

The details shall include a detailed layout together with existing and proposed levels, cross sections, hard surface materials and other hard details including street furniture.

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 the Local Planning Authority. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any further changes agreed with the Local Planning Authority in writing prior to implementation.

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

20. All hard and soft landscape works shall be completed in accordance with the approved drawings, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

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

21. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Local Planning Authority gives its written consent to any request for variation.

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

22. The development hereby permitted shall not become operational until the vehicular accesses, across a lowered kerb, have been constructed and marked to the satisfaction of the Local Planning Authority in consultation with DfI Roads.

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

23. The development hereby permitted shall not become operational until visibility splays with x-distance of 3.0 m and y-distance 90.0 m at both vehicle accesses have been provided. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm 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.

24. The development hereby permitted shall not become operational until a pedestrian crossing linking the Crumlin Road Courthouse and Crumlin Road Goal has been designed and constructed to the satisfaction of DfI Roads.

REASON: In the interests of pedestrian and road safety.

25. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved Drawing No. 02A 'Site Layout' Revision G published by the Belfast City Council Planning Office on 31 August 2018 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 and manoeuvring within the site.

26. The development hereby permitted shall not become operational until a minimum of 2 No. disabled parking spaces have been constructed and marked. The disabled parking spaces must be laid out and marked to the satisfaction of DfI Roads and such that vehicles using these spaces may enter and exit this element of the site in a forward gear.

REASON: To ensure that adequate provision has been made for safely accessible disabled parking and manoeuvring within the site.

27. A minimum of 8 No. cycle parking spaces shall be provided internally for use by staff and residents and 5 No. cycle parking stands shall be provided and permanently retained close to the accesses to the proposed development for use by visitors to the development.

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

28. The development hereby permitted shall operate generally in accordance with the approved Framework Travel Plan published by the Belfast City Council Planning Office on 31 August 2018. This must include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures to encourage sustainable travel by staff and visitors, to be agreed by DfI Roads.

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

29. The development hereby permitted shall not become operational until a detailed Service Management Plan has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of road safety and traffic progression.

30. The development hereby permitted shall not become operational until a detailed Events Management Plan has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of road safety and traffic progression.

31. Prior to the commencement of any construction works associated with the development, the applicant shall submit to the Council for approval in writing, a Quantitative Risk Assessment (often referred to as a Phase II). This Quantitative Risk Assessment must incorporate:

- A detailed site investigation in line with British Standards BS10175:2011. Any ground gas investigations should be conducted in line with BS8485:2015;
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance.
- In addition, risks associated with ground gases should be assessed under the methodology outlined in CIRIA C665;

Reason: To protect human health and environmental receptors and to ensure the site is suitable for the proposed end use.

32. Based on the outcome of the risk assessments, a Remedial Strategy (often referred to as a Phase III) may be required. If found to be necessary, this Strategy must demonstrate how the identified pollutant linkages are to be broken and no longer a pose potential risk to human health and must be submitted for review and approval by Belfast City Council prior to the commencement of construction of the proposal.

Reason: To protect human health and environmental receptors and to ensure the site is suitable for the proposed end use.

33. In order to demonstrate that any identified remedial measures have been incorporated into the proposed development, a Verification Report must be submitted prior to the commencement of operation of the proposal for review and approval by Belfast City Council.

- The Verification Report must be in accordance with current Environment Agency guidance and demonstrate that the mitigation measures have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health. Failure to provide a satisfactory Verification Report on completion of the works may lead to the assumption that the site remains a risk to human health.

Reason: To protect human health and environmental receptors and to ensure the site is suitable for the proposed end use.

34. No development shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and finish have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

Reason: To safeguard the amenity of adjoining properties and to protect the general environment.

35. 4. The combined rating level of external plant shall not exceed the background noise level (L90) daytime and night time when measured in line with BS4142:2014 at the façade of the nearest noise sensitive premises.

Reason: To safeguard the amenity of adjoining properties and to protect the general environment.

36. Prior to the commencement of the proposal the applicant shall submit to Belfast City Council the final design of the centralised energy and hot water plant and must demonstrate that there are no adverse impacts associated with the operation of the proposed plant.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

37. The delivery and despatch of goods to and from the site shall be limited to the hours of 07:00 and 23:00 on Mondays to Fridays, 07:00 and 19:00 on Saturdays, and at no time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

38. No part of the development hereby permitted shall become operational until all drainage mitigation measures as set out in the submitted Drainage Assessment have been constructed and installed in accordance with these details. A report verifying these measures have been installed shall be submitted to the satisfaction of the Local Planning Authority. The mitigation measures shall be permanently retained thereafter and not removed without the prior consent of the Local Planning Authority.

Reason: to ensure adequate flood mitigation measures are provided for the site and to protect residential amenity.

Signature(s)

Date:

| ANNEX | |
|---|----------------|
| Date Valid | 21st June 2018 |
| Date First Advertised | 13th July 2018 |
| Date Last Advertised | |
| <p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 10 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 12 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 127 Malvern Way,Belfast,Antrim,BT13 1JA, The Owner/Occupier, 14 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 158 Malvern Way,Belfast,Antrim,BT13 1JA, The Owner/Occupier, 16 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 18 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 2 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 20 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 22 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 4 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 52 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 54 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 56 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 58 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 6 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, 60 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 62 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 64 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 66 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 68 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 70 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 72 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, 72-78 Mater Hospital,Crumlin Road,Mater Hospital,Belfast,Antrim,BT14 6ST, The Owner/Occupier, 8 Florence Court,Belfast,Antrim,BT13 1EY, The Owner/Occupier, Belfast Health And Social Care Trust,Crumlin Health Centre,94- 100 Crumlin Road Health Centre,Crumlin Road,Belfast,Antrim,BT14 6AP, The Owner/Occupier, Corrie Practice,Gp Practice 4,94-100 Crumlin Road Health Centre,Crumlin Road,Belfast,Antrim,BT14 6AR, The Owner/Occupier, Court House,80 Crumlin Road,Belfast,Antrim,BT14 6AH, The Owner/Occupier, Frier/Knox Practice,Gp Practice 1,94-100 Crumlin Road Health Centre,Crumlin Road,Belfast,Antrim,BT14 6AR, The Owner/Occupier, Hyde Services Ltd,74 Hopewell Avenue,Belfast,Antrim,BT13 1ED, The Owner/Occupier, Mater Hospital,Crumlin Road,Mater Hospital,Belfast,Antrim,BT14 6AD, The Owner/Occupier, Mchugh Practice,Gp Practice 2,94-100 Crumlin Road Health Centre,Crumlin Road,Belfast,Antrim,BT14 6AP, The Owner/Occupier, O'Kane Practice,Gp Practice 3,94-100 Crumlin Road Health Centre,Crumlin Road,Belfast,Antrim,BT14 6AR,</p> | |

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| Date of Last Neighbour Notification | 6th July 2018 |
| Date of EIA Determination | 4th July 2018 |
| ES Requested | No |
| Planning History | |
| <p>Ref ID: LA04/2017/2786/LBC Proposal: Alterations and extensions of the existing Crumlin Road, Courthouse to create Hotel and ancillary uses. Address: Crumlin Road Courthouse, 94-100 Crumlin Road, Belfast, BT14 6AR, Decision: Decision Date:</p> <p>Ref ID: Z/2006/2132/LB Proposal: Conversion of former courthouse to hotel including demolition of rear section of existing building, construction of new extension and restoration of former courtroom. Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT14 Decision: Approval Decision Date: 18.10.2007</p> <p>Ref ID: Z/2006/2127/F Proposal: Conversion of former courthouse to hotel including demolition of rear section of existing building, construction of new extension and restoration of former courtroom. Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT14 Decision: Approval Decision Date: 18.10.2007</p> <p>Ref ID: Z/2003/1504/LB Proposal: Conversion of former Courthouse and offices to modern offices including demolition of rear section of existing building and construction of new extension. Restoration of former Courtroom Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT15 Decision: Decision Date: 04.11.2004</p> <p>Ref ID: Z/2003/1502/F Proposal: Conversion of former Courthouse and offices to modern offices including demolition of rear section of existing building and construction of new extension. Restoration of former Courtroom. Address: Crumlin Road Courthouse, Crumlin Road, Belfast, BT15 Decision: Decision Date: 10.11.2004</p> | |
| Notification to Department (if relevant) N/A | |
| <p>Date of Notification to Department: Response of Department:</p> | |