Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 11th June 2019	
Application ID: LA04/2018/2603/F & LA04/2018/2611/LBC	
Proposal: Restoration and refurbishment of the existing listed building with minor demolition at the rear and internal alterations to provide existing pool and heritage/interpretative facility with a new extension which will provide new 25m 6-lane pool with spectator gallery, wet and dry change, spa and expanded gym facility and car parking.	**Location:** Templemore Baths Templemore Avenue, Belfast BT5 4FW.
Referral Route: Major application. Applicant - Belfast City Council	
Recommendation:	**Approve subject to conditions**
Applicant Name and Address: Belfast City Council 9 Adelaide Street Belfast BT9 7FY	**Agent Name and Address:** McAdam Design 1c Montgomery House 478 Castlereagh Road Belfast BT5 6BQ

Executive Summary:

The application relates to the Templemore Baths, a Category B1 Listed Building situated on Templemore Avenue, East Belfast. The site is located with Templemore Avenue Area of Townscape Character (ATC) as set out in the Belfast Metropolitan Area Plan (BMAP).

The main issues to be considered in the assessment of this proposal are as follows:

- The acceptability of the partial change of use and alterations to the listed building
- The acceptability of the new extension and the impact on the setting of the listed building
- Impact on the amenity and character of the area
- Access, parking and servicing arrangements
- Environmental considerations – Noise, Air Quality, Contamination, Flood Risk/Drainage and Landscaping

Templemore Baths is the only surviving baths in the UK that is being used for its original purpose. The applications seek planning permission and associated Listed Building Consent for change of use of part of the Templemore Baths to heritage/interpretative facility, internal works including works to the existing pool, a new extension and minor demolitions. The extension is proposed on the adjacent vacant site which was previously occupied by the Templemore Women's and Children's Hospital. The proposal seeks to protect the architectural and historic features of the Templemore Baths listed building whilst securing its future as a modern fit for purpose leisure facility serving the local community.

All consultees are content with the proposal subject to conditions. The Department for Communities Historic Environment Division advises that the proposal is compliant with planning policy.

The Council has received no objections to the proposal.

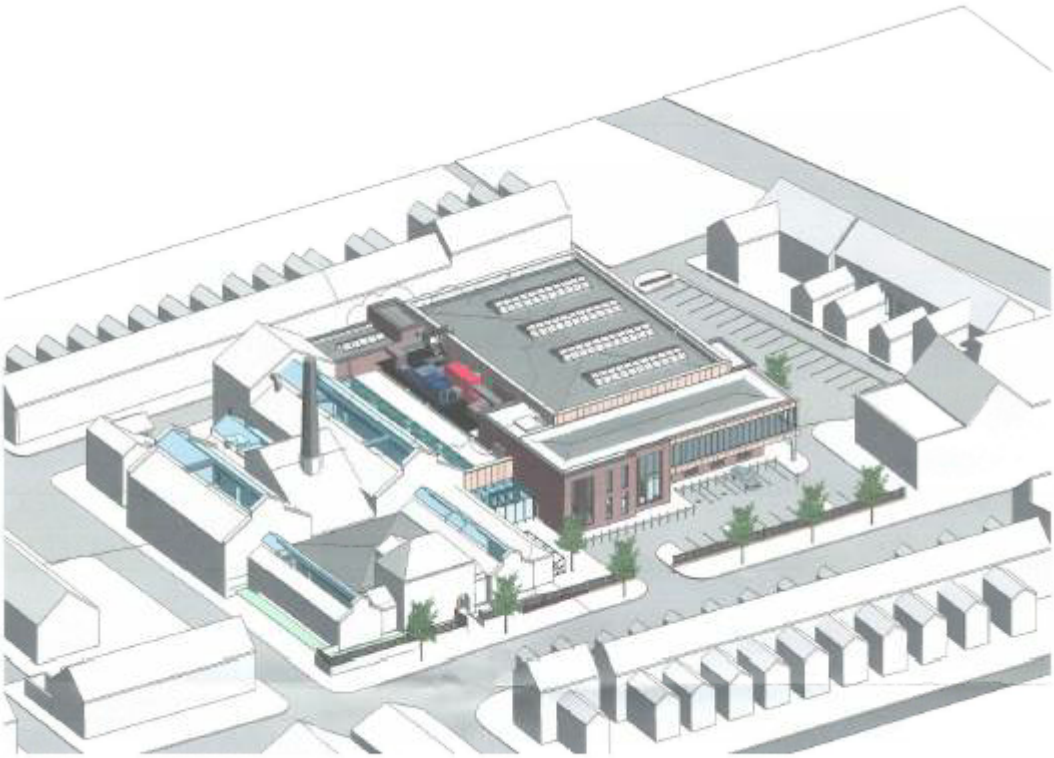
It is recommended that planning permission and Listed Building Consent is granted subject to conditions and delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan

Site Layout

Axonometric Views



1 Axono View 1 - Planning Application

2 Axono View 2 - Planning Application

Consultations:		
Consultation Type	**Consultee**	**Response**
Non Statutory	Env Health Belfast City Council	No objections subject to conditions
Statutory	NI Water - Strategic Applications	No objection
Statutory	DFI Roads - Hydebank	No objections subject to conditions
Statutory	Historic Environment Division (HED)	No objections subject to conditions
Non Statutory	Building Control Belfast City Council	No objection
Statutory	Rivers Agency	No objection
Non Statutory	Urban Design Officer	No Objection

Representations:	
Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

1.0 Characteristics of the Site and Area

1.1 The site is located on Templemore Avenue and falls within Templemore Avenue ATC. The site comprises the existing Templemore Baths Grade B1 listed building and a vacant plot adjacent which once housed the Templemore Woman's and Children's Hospital. The listed Templemore Baths was designed by Robert Graeme-Watt, constructed using Belfast red brick and opened in the early 1890s and comprises a number of linked building blocks. The 2 storey entrance building fronting onto Templemore Avenue is flanked on both sides by single storey links and adjoining former bath houses. The building was partially restored in 1996, retaining its original function but the female baths (on the south side of the entrance pavilion) were converted into a modern gym. The height of the blocks flanking the central entrance pavilion increases from the front (Templemore Avenue) to the rear (Glenmore Street) of the site with a three storey block at the south east corner of the listed building. A small internal courtyard is located to the rear of the entrance building with a tall, central, octagonal red brick chimney in the middle of the site. To the rear of the site is the former caretaker's house, service yard and later extension to the pool.

1.2 The original layout and many of the furnishings and fittings have been retained and much of the original character of the building is intact.

1.3 The site is bounded by Templemore Avenue to the west, Glenmore Street to the east, Keatley Road to the north and dwellings and Mountpottinger Methodist Church fronting onto Albertbridge Road to the south. The building is currently used as a swim and leisure facility and is the last surviving Victorian bath house in the UK. There are level changes across the site running from north to south.

1.4 The immediate vicinity is characterised by a mix of uses including traditional terraced residential properties. Currently, almost half of the listed building is under-utilised and requires restoration.

2.0 Description of Proposal

2.1 The proposal seeks the restoration and refurbishment of the existing listed building with minor demolition at the rear and internal alterations to provide existing pool and heritage/interpretative facility with a new extension on the site of the adjacent vacant plot which will provide a new 25m 6-lane pool with a spectator gallery, wet and dry changing areas, spa, expanded gym facility, on site car parking and associated landscaping.

2.2 This proposal was the subject of a positive pre-application engagement (Ref: LA04/2017/2810/PAD).

3.0 Planning Assessment of Policy and Other Material Considerations

3.1 Planning Policy Context

Local Planning Policy
Belfast Urban Area Plan (BUAP) 2001
Draft Belfast Metropolitan Area Plan (dBMAP) 2004
Draft Belfast Metropolitan Area Plan (BMAP) 2015

Regional Planning Policy
Regional Development Strategy (RDS) 2035
Strategic Planning Policy Statement for Northern Ireland (SPPS)
Planning Policy Statement 3 (PPS3): Access, Parking and Movement
Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage
Planning Policy Statement 15 (PPS 15): Flood Risk

3.2 Planning History

LA04/2018/0647/PAN – Restoration of the existing listed building with minor demolition and internal alterations, Templemore Baths, Templemore Avenue, Belfast, BT5 4FW. PAN acceptable 29.03.2018

LA04/2017/2810/PAD - The proposal combines the restoration of existing building with minor demolition with internal alterations to provide existing pool, new spa facility and heritage/ interpretative facility with a new extension which will provide 25m 6 lane swimming pool with spectator gallery, wet and dry change and expanded gym facility, Templemore Baths, Templemore Avenue, Belfast, BT5 4FW.

LA04/2015/1072/LBC – Proposed repair works to existing roofs over currently occupied parts of the building. Templemore Swim & Fitness Centre, Templemore Avenue, Belfast
BT5 4FW. Listed Building Consent granted 08.03.2016.

Z/2004/0549/F – Environmental improvements to include provision of ramp, alterations to boundary wall and internal alteration, Templemore Public Baths, 96 Templemore Avenue, Belfast, BT5 4FN. Permission granted 03.05.2005.

Z/1994/0828 - Internal alterations to 'Baths' area and improved public control and external cleaning and reglazing of roof area, Templemore Swimming Baths, Templemore Avenue, Belfast, BT5. Listed Building Consent granted 10.11.1994.

3.3 Consultation Responses

3.31 The applications were publicised in the press on 16 November 2018. Department for Communities Historic Environment Division (HED), Department for Infrastructure, Roads Service and Rivers Agency and NI Water were formally consulted as statutory consultees. Environmental Health, Building Control and BCC Urban Design officer were consulted as non-statutory consultees.

3.32 The planning service has received the following consultation responses to date. Any further representations will be reported to Members via the Late Items report.

3.33 Historic Environment Division
Proposal complies with planning policy.

The development proposals involve a substantive extension to the Grade B+ listed Templemore Baths, to provide a new 25m 6-lane pool with spectator gallery, wet and dry change, spa and expanded gym facility with associated car parking on the site of the former Templemore Woman's and Children's Hospital, now demolished.

HED:HB has provided consultation advice in relation to the initial development proposals through the associated PAD consultation process (LA04/2017/2810/PAD) advising 'The proposed reuse of Templemore Baths as an interpretative facility and the development proposals for a new swimming pool and gym complex are considered acceptable in principle, when considered against the policy requirements of para 6.12 & 6.13 SPPS and policies BH7, BH8 and BH11 of PPS6.'

The current development proposals as submitted under the Full application, were discussed at the HED Planning Forum, on 10 Dec 2018. It is acknowledged that the proposed extension has been refined to take into account HED:HB previous comments and consider that the application to be a thorough and well considered submission.

3.34 DFI Roads
DfI Roads considers this application acceptable as submitted subject to conditions as set out below.

3.35 DFI Rivers Agency
DFI Rivers Agency advise that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain and the site is unaffected by a designated watercourse and there are no known undesignated watercourses affecting the site. DfI Rivers have considered the Drainage Assessment and Flood Risk Assessment and has no reason to disagree with its conclusions. Consequently, DfI Rivers cannot sustain a reason to object to the proposed development from a drainage or flood risk perspective.

3.36 NI Water
No objection

3.37 Environmental Health
No objection subject to conditions.

3.38 Building Control
No objection

3.39 BCC Urban Design Officer
No objection.

The proposal will see sensitive restoration of one of the city's surviving public baths alongside a carefully considered yet contemporary, modern extension. The design development notes accompanying the submission demonstrate the analysis work undertaken in the early design stages, which have included massing and façade studies as well as a review of fenestration patterns within the listed building, all of which have informed the design of the new extension as well as the transition link between the extension and the original building. As a result, the scale massing and detailing of the new extension is in my view appropriate to context and will preserve the primacy of the original building, while providing much needed space to house new functions which are not compatible with the existing building.

3.40 Representations

3.41 No representations have been received to date. Any representations received will be reported to Members via the Late Items report.

3.50 Planning Assessment

3.51 Legislative requirements

Section 6(4) of the Planning Act (Northern Ireland) 2011 requires that the City Council, when making any determination, does so in accordance with the Local Development Plan unless material considerations indicate otherwise.

Section 91(2) of the Act requires that the City Council, when making its decision, must have special regard to the desirability of preserving the [Listed] building or its setting or any features of special architectural or historic interest which it possesses.

3.52 Development Plan Context

Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the version of BMAP purported to be adopted still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.

Within the BUAP the site is unzoned land within the development limit. In the Draft BMAP the site is also unzoned and falls within Templemore Avenue Area of Townscape Character (Ref BT 074). In the version of BMAP purported to be adopted the site is also unzoned and falls within Templemore Avenue Area of Townscape Character (Ref BT 057).

3.53 Partial Change of Use/Works to the Listed Building

Policy BH7 (Change of Use of a Listed Building) of PPS 6 states that the Council will normally permit the change of use of a listed building where this secures the upkeep and survival and character an architectural or historic interest of the building would be preserved or enhanced. Templemore Baths remains operational in part for its original use as public swimming baths. The original layout of the building provided for two pools known as the minor and major pools which provided segregation for females and male users. The major pool remains in use and it is proposed to restore it. The minor pool has not been used in recent years and is suffering from decay. It is proposed to convert the minor pool into a flexible interpretative space to be used to tell the story of the baths and facilitate wider use by the community.

A proposed café is to be located within the internal courtyard. Its use is compatible with the primary use of the building and is acceptable.

The proposed partial change of use to parts of the listed building are compatible with the primary use of the building and are compliant with Policy BH 7 and will secure the restoration and upkeep of the building whilst retaining its historic and architectural interest.

3.54 New Extension and Alterations to the Listed Building/ Impact on the Listed Building

Policy BH8 (Extension or Alteration of a Listed Building) of PPS 6 states that the Council will normally only grant consent to proposals for the extension or alteration of a listed building were all of the following criteria are met:

(a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
(b) The works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and
(c) The architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.

The proposal seeks to restore the major pool and provide a new floor over the minor pool to provide for a heritage/interpretative facility which can be used by the wider community. Minor internal alterations and proposed demolitions are proposed which will ensure that the essential characteristics and historic fabric of the listed building are retained. Demolitions include removal of a stair tower to the rear and sections of the side wall (southern elevation) to facilitate connection into the new build extension. Brick from the stair tower will be salvaged and used for replacement/restoration elsewhere within the building. The proposal satisfies criterion (a) of Policy BH 8.

Policy BH11 (Development affecting the Setting of a Listed Building) of PPS 6 states that the Council will not normally permit development which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met:

(a) The detailed design respects the listed building in terms of scale, height, massing and alignment;
(b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and
(c) The nature of the use proposed respects the character of the setting of the building.

The proposed extension is set back from Templemore Avenue and the front of the listed building and comprises a flat roof of varying height. A single storey link along Templemore Avenue will provide a connection between the existing listed building and the new extension. This enables an appropriate link between the old and new developments and will give prominence to the listed building. The new extension replicates the tiered height approach to the sides of the listed building with the single storey link to the front, wet changing area behind which is higher and a plant area to the rear which is higher again. The eaves height of the tiered roof profile of the new extension sits lower than the adjoining eaves height of the listed building.

Figure 1 below illustrates the proposed scale of the new extension relative to the existing building from along Templemore Avenue. The scale, massing and design of the proposed new extension is sensitive and appropriate to the scale and massing of the existing listed building. The maximum overall height of the proposed extension is 10m which sits below the ridge lines of the listed building (11.6-11.8m). The scale and massing of the extension is considered appropriate to its context and will give primacy to the listed building. The proposal is compliant with criterion (a) of Policy BH11.

Figure 1: Templemore Avenue Elevation

A palette of materials is proposed and includes red brick on the Templemore Avenue elevation and plant area, a traditional external finish which will be sympathetic with the existing red brick finish of the listed building. Natural copper finish cladding material is proposed around the upper of the pool which will complement the existing listed building. Aluminium windows are proposed to serve the new extension. Slate blue brick is also proposed on the plinth to the pool hall. The palette of materials allows the red brick to prevail reflecting its predominance in the surrounding area. The use of copper cladding to the rear of the new single storey link will result in a unifying feature between the listed building and the new extension. The palette of materials will add variety and distinctiveness to the lengthened facades along Templemore Avenue and Glenmore Street whilst complimenting the existing listed building.

The proposed elevations of the new pool hall along Glenmore Street and within the site are primarily solid with vertical windows replicating the vertical windows in the listed building and successfully break up the expanse of brickwork. Natural light with be achieved through the use of roof lights.

The existing boundary treatment i.e. railings on a plinth brick wall along Templemore Avenue is to be extended along the frontage of the site and at the service access and exit points on Glenmore Street. The extended boundary treatment will contribute to the cohesion of the existing listed building and the new extension.

The window pattern along Templemore Avenue and Glenmore Street replicates the rhythm of the listed building frontage and the use of aluminium frames will contrast well with the proposed red brick and copper cladding. The first floor cantilevered gym comprises a largely glazed architectural treatment with a natural copper finish cladding. The works proposed make use of traditional building materials which respect and compliment those found on the building. The proposal satisfies criterion (b) of Policy BH 11 and criterion (b) and (c) of PPS 8.

The proposal seeks the sensitive restoration of the only surviving public baths and development of an appropriate contemporary which has taken appropriate design cues from the listed building and its context. The development/use will provide for a modern fit for purposes leisure facility whilst securing the upkeep and maintenance of the historic Templemore baths and ensuring preservation of its historic and architectural interest and is compliant with criterion (c) of BH 11.

3.55 Impact on the amenity and character of the area

The site is situated in a high density urban area and is surrounded by traditional terraced dwellings and a mix of commercial and community uses. The proposed extension is situated approximately 20-22m from the rear of properties to the south fronting onto the Albertbridge Road (Nos. 188-206). The dwellings on Keatley Road to the north, Templemore Avenue to the west and Glenmore Street to the east comprise two and tree storey terraced properties and are separated from the

site from the road carriageways. It is considered that the scale, massing and design of the development will not adversely impact on the amenity of occupiers of properties in neighbouring streets and there is adequate separation distance to ensure that there will be no privacy issues arising.

Given the proximity of neighbouring properties Environmental Health recommend a condition requiring the submission of a Construction Noise Vibration and Dust Management Plan which should set out measures proposed to minimise any associated noise, vibration and dust in line with best practice during the construction phase.

An External Lighting Design Strategy was submitted in support of the application. Environmental Health has reviewed the strategy and are content that the proposed lighting should be capable of complying with relevant guidance.

3.56 Access, Parking and Servicing

40 car parking spaces including 3 disabled spaces are proposed to the front (west) and side (south) of the proposed new extension. Operation of a one way system is proposed with the main access from Templemore Avenue and the exit point onto Glenmore Street. A separate service access is proposed to the rear of the existing listed building from Glenmore Street. Covered cycle parking spaces are proposed adjacent to the Templemore Avenue (20 spaces) and adjacent to the Glenmore Street service access (6 spaces).

DFI Roads are content with the parking and servicing arrangements subject to conditions which are set out below.

3.57 Noise

A plant well is located between the wet changing area and the new pool. Plant areas will also be provided for within the listed building some of which are existing. The development surrounding the plant well will provide for visual and acoustic screening from neighbouring properties. A Noise Impact Assessment (NIA) was provided and reviewed by Environmental Health who concluded that the internal sound level of the interpretative space requires to be limited based on the assessment presented. Environmental Health acknowledge that the specification of the plant and equipment has not been decided upon at this stage and note that the NIA indicates that it should be possible to identify suitable mitigation measures to ensure noise from the operation plant and equipment does not exceed the prevailing background noise conditions. Having considered the information submitted Environmental Health are content subject to conditions as set out below.

3.58 Impact on Air Quality

An Air Quality Screening Assessment was submitted in support of the application and demonstrated that predicted increase in air pollution as a result of the development will be insignificant and that future users will not be exposed to pollutant concentrations in excess of relevant air quality objectives. Given that the final plant specifications are not available at this stage Environmental Health have recommended a condition to ensure that exceedances of air quality objectives do not occur when the development is operational.

3.59 Contamination

A Generic Quantitative Risk Assessment (GQRA) was submitted in support of the application Environmental Health are satisfied with the findings and conclusion of the GQRA and are satisfied subject to a condition as set out below.

3.60 Flood Risk/Drainage

A Flood Risk and Drainage Assessment (FRA-DA) was submitted in support of the application and concludes that there is no risk of flood to the proposed development from any of the flood sources considered in this FRA-DA.

The FRA-DA states that a formal drainage network will be constructed to collect and transfer surface water runoff from the proposed development to NI Water's existing combined sewer within Glenmore Street. It is expected that the development's storm sewer design and construction will be completed to an NI Water adoptable standard. The FRA-DA states that NI water's existing public combined sewer has sufficient spare capacity to accept storm water discharge.

The FRA-DA also states that NI Water has confirmed that its existing public foul network and the receiving Waste Water Treatment Works have sufficient spare capacity to serve the proposed development. The assessment further states that there is no flood risk to the proposed development from interurban, marine or reservoir sources.

It is considered that the proposal complies with PPS 15.

3.61 Landscaping

A landscape plan has been submitted in support of the application and incorporates retention of 6 existing trees on the footpath along the frontage of the site on Templemore Avenue. Low level shrub planting in flush beds are proposed along the corner of Keatley Road and Templemore Avenue and along a section of Glenmore Street. Limestone paving is proposed around the perimeter of the building. Trees are proposed to be planted internally at the entrance from Templemore Avenue and between parking spaces fronting Templemore Avenue which will along with existing street trees soften the visual impact of the development and enhance the setting of the listed building.

3.70 Pre-Application Community Consultation

In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on Belfast City Council on 15th March 2018 *(LA04/2018/0647/PAN)*. Belfast City Council responded confirming that the PAN and associated approach met the requirements of Section 27 of the Planning Act and was acceptable. The Council advised that consultation with the Inner East Neighbourhood Partnership and the East Side Partnership should be carried out. The Pre-Application Community Consultation (PACC) public engagement event for this proposal took place on 10 May 2018.

A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements and has taken account of the Council's comments during the PAN process. The report has confirmed advertising for the public event and that the public event took taken place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirmed that the Inner East Neighbourhood Partnership and the East Side Partnership were consulted and a leaflet drop to 137 residencies within 500m of the site took place. The report also set out details of consultations with elected members and summarises the issues raised at the public events and during the consultation periods along with applicants response to the issues raised. The main issues raised include positive about the design and the scheme, minimising disruption and keeping the pool and Avoniel open during construction, concerns regarding the future of staff, provision of a third pool, Templemore Users Trust (TUT) should operate the facility.

The responses to the queries raised are set out below:

- Considerable emphasis has been given from the outside to the siting / architectural handling of the new extension to complement the existing listed building
- The Council will ensure continuity of swimming provision in east Belfast and have agreed that Templemore Baths and Avoniel Leisure Centre will remain operational until the Robinson Centre is open to the public in mid-to-late 2019.
- In the region of 25-30 additional staff will be required to operate the new facility alongside a pool of around 50 volunteers.

- The new 25m 6 lane pool along with the existing refurbished pool was deemed the optimum provision to allow modern adjacencies between wet change and pool deck.
- The Council are required to establish a sustainable management model for the new facility and have agreed to include the management of the building in its entirety within the Council's strategic leisure partnership with GLL. Discussions are ongoing with the Users Trust with the aim of preserving their access to the existing pool once the project is completed (potentially through a rental agreement) and to ensure that they play an active role in telling the story of the Bath's vital role in the history of Belfast.

The Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.

Neighbour Notification Checked **Yes**

Summary of Recommendation:

Having regard to the assessment set out in this report, it is recommended that planning permission and Listed Building Consent is granted subject to conditions and delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.

Conditions:

LA04/2018/2603/F – Proposed Conditions

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. Sample panels of proposed brickwork to the new extension and boundary wall, shall be submitted and agreed in writing with Council and HED prior to commencement of works onsite.

Reason: To ensure the proposed material are in keeping with the essential character of the listed building.

3. Samples of the proposed cladding material to the new extension, shall be submitted and agreed in writing with Council and HED prior to commencement of works onsite.

Reason: To ensure the proposed material are in keeping with the essential character of the listed building.

4. The proposed new build extension to the listed building shall not be occupied until all works as detailed in the associated Listed Building Consent (LA04/2018/2611/LBC) application have been completed.

Reason: To safeguard the repair and reuse of the listed building.

5. Prior to installation of plant and equipment to serve the hereby permitted development, the applicant must submit, to the Planning Authority for review, a final noise impact assessment of chosen plant and equipment. The assessment must specify all plant and equipment

selected. The assessment must be conducted in line with the methodology described in BS4142:2014 and determine the cumulative impact from the combined rating level of relevant plant and equipment operational during the day and at night in terms of the existing background noise level. If as a result of the assessment a potential for adverse impact is identified, details of the specific mitigation measures to be installed must be provided. No plant or equipment is to be installed until approval in writing is received from the Planning Authority.

Reason: Protection against adverse amenity impact at nearby residential premises.

6. Prior to operation of the hereby permitted development becoming operational, the applicant must submit, to the Planning Authority for review, a Noise Verification Report for installed plant and equipment. The Verification Report must demonstrate that the combined rating level from the operation of plant and equipment during the day and at night when determined in line with BS4142:2014 does not exceed the representative background noise levels during the day and at night as presented in the F.R. Mark amended Noise Impact Assessment dated April 2019.

Reason: Protection against adverse amenity impact at nearby residential premises.

7. The internal sound level within the function room / interpretive space of the hereby permitted development must not exceed 85dBLAeq unless it can be demonstrated by way of an updated noise impact assessment on completion of the hereby permitted development that the structural upgrade to the roof and roof light windows is capable of insulating against a higher internal sound level whilst not exceeding NR25 externally at the nearest sensitive residential premises.

Reason: Protection against adverse amenity impact at nearby residential premises.

8. Prior to fit-out of the café of the hereby permitted development the applicant must submit, to the Planning Authority for review, a report confirming details of the cooking and/or reheating equipment to be used and details of the kitchen extraction and odour abatement technology identified as necessary. Fit-out of the café must not be carried out prior to approval in writing from the Planning Authority.

Reason: Protection against adverse amenity impact at nearby residential premises.

9. Prior to commencement of use of the café within the hereby permitted development a ventilation, extraction and odour abatement system fit-for-purpose for the range of cooking / reheating equipment to be used shall be installed and must be cleaned and maintained in accordance with the manufacturer's instructions and retained thereafter.

Reason: Protection against adverse amenity impact at nearby residential premises.

10. Prior to commencement a Construction Noise vibration and dust Management Plan shall be submitted for review and to be approved in writing by Belfast Planning Authority. It should outline the methods to be employed to minimise any noise and vibration and dust impacts associated with the demolition and construction operations demonstrating the use of 'best practicable means'. The plan should pay due regard to BS 5228:2009+A1:2014 Code of practice for Noise and vibration on construction and open sites, and IAQM Guidance on the Assessment of dust from demolition and construction 2014. Construction works must be carried out in line with the approved plan. The CEMP should also clearly outline proposed arrangements for ensuring good liaison and communication between the main appointed contractor and neighbouring premises.

Reason: Protection of the amenity of nearby premises

11. The flue of any combustion plant must terminate above the highest point of the building, which that combustion plant serves so as to maximise dispersal of any residual emissions.

Reason: Protection of human health.

12. In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease until a written report detailing the nature of this contamination and its management has been submitted to and agreed in writing by the Planning Service. The investigation, risk assessment and if necessary remediation work, must be undertaken and verified in accordance with current best practice.

Reason: Protection of human health.

13. The development hereby permitted shall not become operational until the vehicular accesses and visibility splays of 4.5 m x 90 m onto Templemore Avenue and 2.4 m x 70 m onto Glenmore Street have been constructed and marked to the satisfaction of DfI Roads. 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.

14. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 64 'General arrangement: Layout Dimensions' bearing the Belfast City Council Planning Office date stamp 29 January 2019 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.

15. A minimum of 23 No. cycle parking stands shall be provided and permanently retained within the development for use by staff and visitors to the development.

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

16. The development hereby permitted shall operate in accordance with the Site Transport Management Plan bearing the Belfast City Council Planning Office date stamp 23 October 2018. The Site Operator will provide their employees with access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.

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

17. Prior to commencement of the development hereby approved, a tree protection plan in accordance with BS 587: 2012 shall be submitted and agreed in writing for the existing trees to be retained along Templemore Avenue and shall be carried out as agreed.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

18. Prior to commencement of the development hereby approved, a detailed tree specification plan shall be submitted and agreed in writing by the Council. Prior to the operation of the new extension all soft landscaping works shall be carried out in general accordance with drawing No. 48B and the detailed tree specification plan. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the character and appearance of the area

LA04/2018/2611/LBC – Proposed Conditions

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011

2. A structural condition report outlining the repair strategy for all existing roofs, shall be submitted to Council for agreement in writing with HED, prior to commencement of works onsite.

Reason: To ensure maximum retention of the listed building historic fabric.

3. Sample panels of proposed brickwork to the new extension and boundary wall, shall be agreed in writing with Council and HED prior to commencement of works onsite.

Reason: To ensure the proposed materials and detailing are in keeping with the essential character of the listed building.

4. Sample of the proposed cladding material to the new extension, shall be agreed in writing with Council and HED prior to commencement of works onsite.

Reasons: To ensure the proposed materials and detailing are in keeping with the essential character of the listed building.

5. Details of new railings and plinth wall to Keatley Street shall match those to the front of the listed building.

Reason: To ensure the proposed materials and detailing are in keeping with the essential character of the listed building.

6. The proposed extension to the listed building (as per the associated Full application LA04/2018/2603/F) shall not be occupied until all works as outlined in the associated Listed Building Consent (LA04/2018/2611/LBC) application have been completed.

Reason: To safeguard the repair and reuse of the listed building.

Notification to Department (if relevant) – Not Required

Date of Notification to Department:
Response of Department:

Representations from Elected Members: None

ANNEX	
Date Valid	7th November 2018
Date First Advertised	16th November 2018
Date Last Advertised	

Details of Neighbour Notification (all addresses)
The Owner/Occupier, 02,161 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 03,161 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 1 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 11 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 11 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 13 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 13 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 143 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 145 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 147 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 15 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 15 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 159 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 161 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 163 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, 17 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 17 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 188 Albertville Drive,Belfast,Down,BT14 7BX,
The Owner/Occupier, 19 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 19 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 2 Langtry Court,Belfast,Down,BT5 4DN,
The Owner/Occupier, 21 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 23 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 25 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 27 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 29 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 3 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 3 Langtry Court,Belfast,Down,BT5 4DN,
The Owner/Occupier, 3 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 31 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 33 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 35 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 37 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 3a ,Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 4 Langtry Court,Belfast,Down,BT5 4DN,
The Owner/Occupier, 5 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 5 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 5a ,Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 6 Langtry Court,Belfast,Down,BT5 4DN,
The Owner/Occupier, 7 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 7 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 7a ,Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 8 Langtry Court,Belfast,Down,BT5 4DN,

The Owner/Occupier, 9 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, 9 Martin Street,Belfast,Down,BT5 4HG,
The Owner/Occupier, 92 Templemore Avenue,Belfast,Down,BT5 4FW,
The Owner/Occupier, 94 Templemore Avenue,Belfast,Down,BT5 4FW,
The Owner/Occupier, 96 Templemore Avenue,Belfast,Down,BT5 4FW,
The Owner/Occupier, 9a ,Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Allied Dental,192 Albertbridge Road, Ballymacarret, Belfast, Down, BT5 4GU
The Owner/Occupier, Apartment 1,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 1,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 1,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 10,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 11,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 12,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 2,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 2,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 2,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 3,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 3,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 3,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 4,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 4,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 4,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 5,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 5,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 5,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 6,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 6,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 6,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 7,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 7,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 7,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 8,1 Glenmore Street,Belfast,Down,BT5 4HE,
The Owner/Occupier, Apartment 8,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 8,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Apartment 9,190 Albertbridge Road,Belfast,Down,BT5 4GU,
The Owner/Occupier, Apartment 9,202-206 ,Albertbridge Road,Belfast,Down,BT5 4GY,
The Owner/Occupier, Deaf Christian Fellowship,Templemore Hall,Templemore Avenue, Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 1,149 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 1,151 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 1,153 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 1,155 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 1,157 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 1,161 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 1,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat 2,149 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 2,151 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 2,153 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 2,155 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 2,157 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 2,161 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 2,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat 3,149 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 3,151 Templemore Avenue,Belfast,Down,BT5 4FQ,

The Owner/Occupier, Flat 3,153 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 3,155 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 3,157 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 3,161 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 3,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat 4,149 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 4,151 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 4,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat 5,149 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 5,151 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 5,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat 6,149 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 6,151 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 6,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat 7,151 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat 7,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat 8,210 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Flat A,165 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat B,165 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat C,165 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat D,165 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Flat E,165 Templemore Avenue,Belfast,Down,BT5 4FQ,
The Owner/Occupier, Holywood Arches Health Centre,98 Templemore Avenue, Belfast,Down,BT5 4FW,
The Owner/Occupier, Mountpottinger Centre,Templemore Avenue,Belfast,Down,BT5 4FW,
The Owner/Occupier, Mountpottinger Health Centre,98a ,Templemore Avenue, Belfast,Down,BT5 4FW,
The Owner/Occupier, Mountpottinger Methodist Church,Mountpottinger Methodist Church,188 Albertbridge Road,Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, Pollocks Chemists,194-196 ,Albertbridge Road, Ballymacarret, Belfast,Down,BT5 4GU,
The Owner/Occupier, Russells Convenience Store,210-218, Albertbridge Road, Ballymacarret,Belfast,Down,BT5 4GU,
The Owner/Occupier, South & East Belfast H.S.S. Trust,98a ,Templemore Avenue,Belfast,Down,BT5 4FR,
The Owner/Occupier, Spar Stores,210-218 ,Albertbridge Road, Ballymacarret, Belfast, Down,BT5 4GU,
The Owner/Occupier, Templemore Avenue Health Centre,98a ,Templemore Avenue,Belfast,Down,BT5 4GR,
The Owner/Occupier, Templemore Swim & Fitness Centre,96 Templemore Avenue, Belfast,Down,BT5 4FW,
The Owner/Occupier, Tight Lines,198-200 ,Albertbridge Road, Ballymacarret, Belfast,Down,BT5 4GU,

Date of Last Neighbour Notification	12th November 2018
Date of EIA Determination	
ES Requested	**No**