

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 10 March 2020	
<b>Application ID:</b> LA04/2019/2257/F	
<b>Proposal:</b> Erection of 16 storey residential building comprising 105 units (60 x one bed and 45 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), roof terrace, plant room, substation and associated public realm works. (Amendment to planning permission reference (LA04/2017/2811/F)).	<b>Location:</b> 81-87 Academy Street & 2-6 Exchange Street, Belfast BT1 2LS.
<b>Referral Route:</b> Major application	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Lacuna Academy Street Ltd 74A High Street Holywood BT18 9AE	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<b>Executive Summary:</b> The application seeks full permission for the a 16 storey residential building comprising 105 units (60 x one bed and 45 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), roof terrace, plant room, substation and associated public realm works. The application is an alternative scheme to a previous planning permission for 90 units (LA04/2017/2811/F).  The key issues are: <ul style="list-style-type: none"> <li>• principle of development</li> <li>• design and impact on the Conservation Area</li> <li>• impact on built heritage</li> <li>• amenity and open space</li> <li>• access, movement, parking and transportation, including road safety</li> <li>• flood risk</li> <li>• other environmental matters</li> <li>• developer contributions</li> </ul>	
The application site is located at 81-87 Academy Street and 2-6 Exchange Street, Belfast. The site until recently was partly occupied by a three storey derelict building in the northern half of the site with the southern half occupied by a surface level car park. Demolition of the building has already taken place and the site is now vacant. The site is in the vicinity of a number of listed buildings. The site is located within Cathedral Conservation Area as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP).	

BCC Environmental Health, HED Historic Buildings, DfI Roads Service, and BCC Urban Design Officer all have objected to or raised issues regarding the proposed development.

Northern Ireland Water Ltd, DFI HED Historic Monuments, DFI Rivers Agency, DAERA Water Management Unit, DAERA Regulation Unit, Belfast City Airport, BCC Conservation Officer have raised no objections, subject to certain conditions.

Having regard to the previous approval under LA04/2017/2811/F for 'Demolition of existing building and erection of 16 storey residential building comprising 90 units (30 x one bed and 60 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), plant room, substation and associated public realm works' the proposal is considered, on balance, acceptable.

It is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission, subject to receipt of final comments from DFI Roads, resolution of the detailed design issues raised by the Urban Design Officer and HED, submission of the noise information, finalising the wording of conditions and completion of a Section 76 planning agreement.

If Members accept the officer recommendation, it is unnecessary to notify the Department for Infrastructure of the application under the provisions of the Planning (Notification of Applications) Direction 2017 on the basis that the objections from statutory consultees are not significant, given the previous planning permission for a similar development at the site.



roof terrace, plant room, substation and associated public realm works. The application is an alternative scheme to a previous planning permission for 90 units (LA04/2017/2811/F).

## 2.0 Description of Site

2.1 The application site is located at 81-87 Academy Street and 2-6 Exchange Street, Belfast. The site until recently was partly occupied by a three storey derelict building in the northern half of the site with the southern half occupied by a surface level car park. Demolition of the building has already taken place and the site is now vacant.

2.2 The site is a small parcel of land and is bounded by Academy Street to the west; Exchange Street to the south; and Hector Street to the east. The site abuts a 3 storey eye clinic on its north side beyond which is Great Patrick Street (A2). A number of new substantial Purpose Built Student Accommodation blocks are being constructed to the far side of Great Patrick Street to the north. To the immediate west is the former Belfast Education and Library Board building (up to 4 storeys), beyond which is part of the new Ulster University campus. To the south is The Mac (8 storeys) and to the east is a commercial building (3 storeys).

2.3 The site is in the vicinity of a number of listed buildings. Notably, these include the Belfast Education and Library Board building to the immediate west of the site (Grade B2 Listed); and St. Anne's Cathedral further to the south (Grade A Listed). The site is located within Cathedral Conservation Area as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP).

## **Planning Assessment of Policy and Other Material Considerations**

### 3.0 Site History

3.1 There are a number of planning approvals on the actual site and surrounding it. The most relevant however is a recently approved permission on the site, under application reference LA04/2017/2811/F for "Demolition of existing building and erection of 16 storey residential building comprising 90 units (30 x one bed and 60 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), plant room, substation and associated public realm works" which was granted permission on 02/05/19. An accompanying application to demolish the building was granted under LA04/2017/2783/DCA on 02/05/19. The proposal falls under the category of Major Development, however, Pre Application Community Consultation was carried out under the planning reference LA04/2019/1164/PAN.

### 4.0 Policy Framework

4.1 Belfast Urban Area Plan 2001 (BUAP)

4.2 (Draft) Belfast Metropolitan Area Plan (BMAP) 2004

4.3 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015

4.4 Developer Contribution Framework 2020

4.5 Strategic Planning Policy Statement (SPPS)

4.6 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.7 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.8 Planning Policy Statement (PPS) 7: Quality Residential Environments

4.9 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation

4.10 Planning Policy Statement (PPS) 13: Transportation and Land Use

4.11 Planning Policy Statement (PPS) 15: Planning and Flood Risk

### 5.0 Statutory Consultees

5.1 DFI Roads Service – Objection

5.2 Northern Ireland Water Ltd – No objection

5.3 DfI Rivers Agency – No objection

5.4 DfC HED Historic Buildings – Objection

5.5 DfC HED Historic Monuments - No objection subject to conditions  
5.6 DAERA Regulation Unit – No objection subject to conditions  
5.7 DAERA Water Management Unit – No objection

#### 6.0 Non Statutory Consultees

6.1 BCC Environmental Health – Issues raised  
6.2 BCC Urban Design Officer – Issues raised  
6.3 BCC Conservation Officer – No objection  
6.4 Belfast City Airport – No objection

#### 7.0 Representations

The application has been neighbour notified and advertised in the local press. No written representations have been received.

#### 8.0 Other Material Considerations

8.1 Parking Standards  
8.2 Creating Places (former DoE)  
8.3 Cathedral Quarter Conservation Area Guidance Document

#### 9.0 Assessment

9.1 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP 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. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious). The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and within the Cathedral Quarter Conservation Area.

9.2 The proposed development is for the erection of a 16 storey residential building comprising 105 residential units and associated public realm works. This is an alternative to a previous approved scheme (LA04/2017/2811/F) for 90 units and this report shall address the changes.

9.3 The key issues are:

- principle of development
- design and impact on the Conservation Area
- impact on built heritage
- amenity and open space
- access, movement, parking and transportation, including road safety
- flood risk
- other environmental matters
- developer contributions

#### 9.4 Principle of development

The site is within the development limits of Belfast in BUAP, and both versions of Draft BMAP (2004 and 2014) where residential use is acceptable in principle. The site is currently vacant and is previously developed land. The principle of a development of this broad form, scale and use in this location has already been established through the previous planning permission. This represents a fall-back which could be implemented as an alternative were planning permission for the current scheme to be refused. The proposed development would help fulfil the strategic objectives of the *Belfast Agenda* by encouraging city centre living. It is considered that the

redevelopment of the site will represent a more productive use of the site and is acceptable subject to the consideration of the planning issues discussed below.

#### **9.5 Design and impact on the Conservation Area**

The proposed building's form, building height, massing, materials, and fenestration remains the same as approved previously, and in this regard remain acceptable.

9.6 The proposed building remains 16 storeys with 105 apartments as opposed to 90 as previously approved. An additional apartment is proposed on each of the upper floors from first floor upwards. These range in size from 45.1 sqm (smallest one bedroom apartment) to 65.1 sqm (smallest two bedroom apartment). These are within acceptable space standards for dwellings in "established residential areas" (i.e. residential neighbourhoods dominated by medium to low density single family housing with associated private amenity space or gardens) set out in Annex A of the Addendum PPS7. However, Members should note that these standards do not apply to this city centre site. The other changes are alterations to the roof top, changes to the public realm proposals, elevational changes, and changes to the ground floor layout.

9.7 Those apartments along Academy Street from the 1<sup>st</sup> to 3<sup>rd</sup> floor will benefit from private terraces as previously approved, as will those corner apartments along the southern side of the building from 4<sup>th</sup> to 15<sup>th</sup> floors and those on the northern side from 13<sup>th</sup> to 15<sup>th</sup> floors.

9.8 From drawings received electronically on 24 Feb 2020 (awaiting hard copies at the time of writing), updated to include additional annotation, it is noted that all materials proposed remain the same as previously approved and will include brick, bronze metallic finished aluminium rain screen panels, bronze metallic finished aluminium rain screen folded panels, glazed doors, windows and curtain walling panels. A condition shall be attached should approval be granted for the submission of samples of external materials to be agreed in writing by the Planning Authority prior to the commencement of development.

9.9 BCC's Urban Design Officer raises a number of issues, and draws particular attention to the previously approved building articulation which responded positively to the tripartite principle of base, middle and top: *'Angled bronze panelling was applied to the lower four floors along with strong horizontal bronze panelling which together with the setback along Academy Street helped to define the 'base' of the building. The bronze panelling above level 03 was then applied as a straight run up to and including level 12 (i.e. without the stronger horizontal panelling element of the lower floors) thereby giving definition to the 'middle' section of the building. A more delicate folded form was then applied to the panelling in order to give definition to the upper three storeys (top) of the building. The definition of this 'top' element was continued along both Academy Street and Hector Street elevations by way of a defined horizontal brick 'cornice' detail above level 12 and the incorporation of corner balconies for those upper three floors on the northern elevation.'* He went on to say *'all of these design details appear to have now been removed from the elevations which in my view undermines and waters down the initial design concept and results in a more uniform and flatter elevation.'* Officers advise that these design elements must be reintroduced to achieve an appropriate quality development.

9.10 The BCC Conservation Officer concludes that the amendments to the previous approval are "minor in nature" and therefore would not introduce any demonstrable harm to the character and appearance of the conservation area above or beyond what has previously been granted approval. Therefore the proposal is considered acceptable having regard to Policy BH12, New Development in a Conservation Area, of PPS 6.

9.11 There are a number of changes to the ground floor layout. There is a smaller reception area than previously approved provided off Exchange Street. All residents will enter at this point with access to the resident's cycle storage only via a door off Hector Street. Although this is acceptable with regards to visual amenity DfI Roads Service have objected to this arrangement

and have requested an internal access also (this issue is covered later in the report). A minor reconfiguration of the switch rooms which are accessed via the plant room directly off Academy Street is proposed as well as switching the bin store and bike store locations along Hector Street. A larger café than previously approved is proposed. These changes collectively are considered minor in nature and acceptable from an overall design point of view.

#### **9.12 Impact on Built Heritage**

The application site is located within an area of archaeological potential. HED Historic Monuments has assessed the application and on the basis of the information provided is content that the proposal complies with SPPS and PPS 6 archaeological policy requirements subject to conditions for the agreement and implementation of a developer funded programme of archaeological works.

9.13 The proposal is directly adjacent to Belfast Education and Library Board building as well as in the vicinity of St Anne's Cathedral, both of which are listed, and therefore HED Historic Buildings were consulted. HED objected to the previous application stating that it was contrary to PPS 6 on grounds of adverse impact on the setting of nearby Listed Buildings by reason of the height and design of the building. Historic Buildings stated within their response to the current application that '*Internal reconfiguration to provide more accommodation does not impact significantly on the building envelope and for this reason HED would advise this aspect to be of no greater demonstrable harm than the consented scheme. It should be noted nonetheless that consent for the approved proposal was granted against HED advice.*' They have sought clarification of the proposed materials, submission and agreement of which they advise should be controlled by conditions should planning permission be granted. Officers consider that subject to clarification of points relating to the detailed design of the building, as previously covered in this report, the proposal would have no greater impact on the setting of the Listed Buildings than the previous permission. The Council concluded that the previous scheme would not have a harmful impact on the setting of the Listed Buildings and the current proposal does not raise any additional impacts in this regard.

#### **9.14 Amenity and Open Space**

PPS7 and PPS8 requires that residential developments should provide a certain level of private amenity space and open space for prospective residents. The level of provision should be broadly in line with the Creating Places guidance. Amenity space as previously approved was shown in the form of balconies on 27 of the 90 units, as well as a rooftop terrace, with a total provision of approximately 480 square metres. This equated to an average of 5.3 sqm per unit. The proposed development, as amended, shows a larger rooftop landscaped area with balconies on 42 of the 105 units, and a total provision of approximately 509 square metres amenity space. This equates to an average of 4.8 sqm per unit.

9.15 Creating Places states that in the case of apartment or flat developments, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10 sqm per unit to around 30 sqm per unit. The extant planning permission is already less than the minimum standard and the current proposal would be slightly less again. Given the inner urban context of the site this level of amenity is on balance acceptable. Regard is had to the close proximity of Buoy Park located approximately 100m south-west of the site, which is expected to be redesigned to provide a high quality form of amenity within the city centre.

9.16 In terms of public open space, Policy OS2 of PPS8 requires residential schemes of 25 units or more to make on-site provision. An exception to the requirement will be permitted in the case of apartment developments where a reasonable level of private communal open space is being provided. It is acknowledged that the proposal would provide less than the usual minimum standard of private amenity space. However, regard is had to the previous planning permission and again to the proximity to Buoy Park.

### **9.17 Access, movement, parking and transportation, including road safety**

DFI Roads commented on the application on 04 February 2020 and advised that it was unacceptable in its then form. It identified the following issues as needing to be addressed.

- Cycle parking must be accessible through the lobby to allow residents to access their bicycles from within the building;
- Appropriate facilities should be provided for people with disabilities;
- The proposed public realm improvements outside the building will need to be maintained by the applicant for a period of 10 years as part of a Section 76 planning agreement;
- The materials used on the footways, pedestrianised road surfaces and pedestrianised public realm should be in accordance with *Streets Ahead 3* Palette of Materials and meet the necessary standards;
- The applicant should make available 2 car club spaces on land under the applicant's control within a short distance of the site for a minimum of 5 years.

9.18 As with the previous scheme, the proposal does not provide any dedicated on-site parking. DFI Roads advise that the applicant's approach to the shortfall in parking through measures in the Travel Plan, including the proposed travel cards, is broadly acceptable.

9.19 The proposed bike store will cater for 36 spaces as previously approved with an additional five cycle stands provided along Exchange Street, again as previously approved. The applicant has submitted amended plans showing internal access to the bike store. These plans are being considered by DFI Roads and their comments are awaited.

9.20 With regard to the provision of appropriate facilities for disabled persons, the building will be fully accessible to persons within wheelchairs with barrier free access from all ground floor external doors and access to upper floors via lift to all floors including the roof top garden terrace. The building will need to comply with Building Regulation disability standards.

9.21 The applicant states that the proposed public realm upgrade works have not changed when compared with the previous approval (ref. LA04/2017/2811/F), and accord with the *Streets Ahead 3* materials and standards. They also state that a Private Streets Determination drawing was approved under the previous application. DFI Roads are currently considering these points.

9.22 The applicant proposes to provide a travel card for each apartment unit (105) for a period of 5 years, consistent with the previous approval. The travel cards would provide free travel to residents and encourage a modal shift to public transport. If Members accept the officer recommendation, the travel cards and travel plan would need to be secured by means of a Section 76 planning agreement as was the case with the previous permission. Whilst DFI Roads have requested additional sustainable transport measures in the form of two dedicated car club spaces, it is considered that this requirement is unreasonable given the fall-back of the previous planning permission. It is considered disproportionate to require these car club spaces given the increase in the number of units is only 15.

### **9.23 Flood Risk**

Since the proposal is for development of more than 10 units Policy FLD 3 of PPS 15 applies. A Drainage Assessment has been submitted as well as Flood Risk Assessment, and sent to DFI Rivers Agency for comment. They responded on 27/11/19 with no objection. NI Water Ltd also stated no objection to the proposal. Regard is also had to the previous planning permission. The proposed development is considered acceptable with respect to flood risk and drainage.

### **9.24 Other environmental matters**

A Preliminary Risk Assessment and Generic Quantitative Risk Assessment were submitted relating to the risk of contaminated land on the site. BCC Environmental Health and DEARA

both responded with no objection to the proposal and suggesting conditions to be included should approval be granted relating to the submission of a verification report relating to any remediation works carried out. The submission and agreement of a Piling Risk Assessment prior to the commencement of development will be conditioned should approval be granted.

9.25 DAERA Water Management Unit cited concern over the potential impact on sewage loading to Belfast waste water treatment works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised.

9.26 A noise impact assessment was submitted which included information relating to the previous approval. Since the plans have changed slightly EHO have requested that confirmation that the sound reduction for the windows are based on the revised drawings with consideration given to the glazing to external doors from the habitable rooms also. This information is currently outstanding.

9.27 An air quality assessment was also submitted which demonstrated the proposed development will not have an adverse impact on the air quality in the vicinity of the site and occupants will not be exposed to air quality concentrations that exceeding UK Air Quality objectives. They have suggested two conditions to be attached should approval be granted however relating to the submission of a Construction Environmental Management Plan and hot water plant details.

9.28 EHO raised concern relating to the potential for odours from the proposed ground floor café and requested additional information relating to this. Details of which can be conditioned to be submitted and agreed in writing prior to the operation of the development, if approved.

#### **9.29 Developer Contributions**

The developer entered into Section 76 legal agreement with Belfast City Council with regards to the previous approval. This secured travel cards, a travel plan and community apprenticeships. The developer has expressed a willingness to provide an additional 15 travel cards to cover the additional apartments as part of the amended scheme with a new Section 76 legal agreement. The planning obligations relating to the travel plan and community apprenticeships should also be repeated. The recommendation to grant planning permission is therefore subject to the completion of a Section 76 planning agreement to secure these.

#### **9.30 Conclusion**

Having regard to the policy context, planning history on the site and other material considerations above, the proposal is considered on balance acceptable and planning permission is recommended for approval subject to conditions and a Section 76 planning agreement.

9.31 It is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission, subject to receipt of further comments from DFI Roads, resolution of the detailed design issues raised by the Urban Design Officer and HED, submission of the noise information, finalising the wording of conditions and completion of a Section 76 planning agreement.

9.32 If Members accept the officer recommendation, it is considered unnecessary to notify the Department for Infrastructure of the application under the provisions of the Planning (Notification of Applications) Direction 2017 on the basis that the objections from statutory consultees are not deemed significant, given the fall-back and previous planning permission for a similar development at the site.

**Neighbour Notification Checked: Yes**

**Summary of Recommendation:** Approval subject to conditions

**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. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

3. After completing the remediation works under Condition 2; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable.

The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

4. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

6. Prior to commencement of development, a Construction Environmental Management Plan must be submitted for review and approval by Belfast City Council. This Plan should outline the methods to be employed to minimise noise, vibration and dust impact from demolition and construction operations demonstrating best practicable means. The Plan should pay due regard to BS 5228:2009+1 A1:2014 Code of practice for noise and vibration control on construction and open sites part 1: Noise and Part 2: Vibration, and IAQM Guidance on the assessment of dust from demolition and construction 2014 and include the proposed noise, dust and vibration monitoring methods, noise, vibration and dust mitigation methods and arrangements for neighbour liaison..

Reason: Protection of amenity of neighbouring properties.

7. Prior to the installation of the combined heating and hot water plant details of the emission rates and location and height of the termination point (S) of the flue must be submitted to and approved in writing by the Council. Based on this information an additional air quality assessment may be required. The assessment must demonstrate that occupants of the proposed development, including the users of the roof top terrace will not be exposed to concentrations of air pollution in excess of air strategy objectives.

Reason: Protection of human health.

8. Prior to the commencement of development full details of the ventilation and extraction system for the proposed ground floor cafe use shall be submitted to and agreed in writing with the Planning Authority. The ventilation and extraction system shall be installed in accordance with the approved details prior to occupation and shall be retained in situ at all times.

Reason: Protection of amenity.

9. The development hereby approved shall not be occupied unless the roof top communal amenity space has been provided in accordance with the approved details. The roof top communal amenity space shall be retained as such at all times.

Reason: To provide adequate communal amenity space.

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

10. Notwithstanding the details shown on stamped approved drawings, no development shall be carried out unless full particulars of the following have been submitted to and approved in writing by the Council.
  - a. A detailed schedule for all external finishes
  - b. A sample panel of all external finishes

The sample panel shall remain on site for the duration of the construction.

The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure the external appearance of the building is satisfactory and in the interests of visual amenity.

11. Prior to the commencement of development a lighting strategy detailing how the north façade of the building will be illuminated shall be submitted and approved by the Planning Authority in writing. The external lighting shall be implemented and maintained in accordance with the approved details.

Reason: To ensure the external appearance of the building is satisfactory and in the interests of visual amenity.

12. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

No site works shall take place other than in accordance with the approved POW.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

13. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 13. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

14. The public realm improvement works shall be completed in accordance with the approved plans prior to occupation of the first residential unit hereby approved.

Reason: In the interests of visual amenity and to ensure the provision of a high quality public realm.

15. The development shall not be occupied until bicycle storage has been provided in accordance with the approved plans and shall be permanently retained as such.

Reason: To promote sustainable alternative modes of transport.

16. The development shall not be occupied until the waste storage area has been provided in accordance with the approved plans and shall be permanently retained as such.

Reason: In the interests of the amenities of the area.

<b>ANNEX</b>	
<b>Date Valid</b>	24th September 2019
<b>Date First Advertised</b>	8th November 2019
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses)	
1 Hector Street,Belfast,Antrim,BT1 2HS	
14 Hector Street,Belfast,Antrim,BT1 2HS	
1st Floor Office,89-91 ,Academy Street,Belfast,Antrim,BT1 2LS	
28 Great Patrick Street,Belfast,Antrim,BT1 2LT	
2nd Floor Office,89-91 ,Academy Street,Belfast,Antrim,BT1 2LS	
32-34 ,Great Patrick Street,Belfast,Antrim,BT1 2LT	
32a ,Great Patrick Street,Belfast,Antrim,BT1 2LT	
36-38 ,Great Patrick Street,Belfast,Antrim,BT1 2LT	
40 Academy Street,Belfast,Antrim,BT1 2NQ	
40 Great Patrick Street,Belfast,Antrim,BT1 2LT	
40-46 ,Edward Street,Belfast,Antrim,BT1 2LP	
7 – 9 Exchange Street,Belfast,Antrim,BT1 2LJ	
<b>Date of Last Neighbour Notification</b>	29th November 2019
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Planning History</b>	
Ref ID: LA04/2019/1164/PAN	
Proposal: Material change to development approved under LA04/2017/2811/F to accommodate additional 15 apartments, effect consequential adjustments to elevations and reflect minor changes to ground floor new apartment total 105; no change to building height.	
Address: 81-87 Academy Street and 2-6 Exchange Street, Belfast.,	
Decision: PANACC	
Decision Date:	

Ref ID: LA04/2019/1046/DC

Proposal: Discharge of condition 10 LA04/2017/2811/F

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS.,

Decision: RL

Decision Date:

Ref ID: Z/1988/2334

Proposal: Change of use to social club and provision of shop unit

Address: 166/168 NORTH STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: LA04/2017/0566/PAN

Proposal: Demolition of the existing buildings and re-development of the site, including the provision of up to 96 private rented apartments and ancillary ground floor uses including reception/lobby, communal amenity, servicing (refuse/recycling/bike storage/general storage), plan room and sub-station.

Address: 81-87 Academy Street and 2-6 Exchange Street, Belfast, BT1 2LS,

Decision: PANACC

Decision Date:

Ref ID: LA04/2017/2783/DCA

Proposal: Demolition of existing building to facilitate redevelopment of site for a residential building.

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS,

Decision: CG

Decision Date: 03.05.2019

Ref ID: LA04/2017/2811/F

Proposal: Demolition of existing building and erection of 16 storey residential building comprising 90 units (30 x one bed and 60 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), plant room, substation and associated public realm works.

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS,

Decision: PG

Decision Date: 03.05.2019

Ref ID: LA04/2017/0119/F

Proposal: Belfast Streets Ahead-Phase 3. Public realm/environmental improvement project Provision of stone paving, street furniture, trees, lighting, and soft landscaping.

Address: Frederick Street, Great Patrick Street and Exchange Street West.,

Decision: PG

Decision Date: 22.09.2017

Ref ID: LA04/2017/1347/PAN

Proposal: Demolition of existing building and re development of the site including the provision of circa. 121 private rented apartments and ancillary ground floor and mezzanine uses including reception/lobby, cafe, communal amenity, servicing (refuse/recycling/bike storage/general storage), plant room and sub-station.

Address: 81-87 Academy Street and, 2-6 Exchange Street, Belfast, BT12LS,  
Decision: PANACC  
Decision Date:

Ref ID: Z/2005/0389/F

Proposal: Construction of a new road junction at Edward Street and Dunbar link; relocation of the existing junction of Talbot Street with Dunbar link; and the provision of a new link road between Hector Street and Edward Street.

Address: 40-46 Edward Street, Edward Street junction with Dunbar Link, Talbot Street junction with Dunbar Link, Belfast BT1 2LP

Decision:

Decision Date: 12.05.2006

Ref ID: Z/2013/0845/F

Proposal: Proposed change of use to Class D1 (a) Medical or Health Services - including alterations and refurbishment works to the interior of the building.

Address: 89-91 Academy Street Town Parks, Belfast, BT1 2LS,

Decision: PG

Decision Date: 19.11.2013

Ref ID: Z/1985/1024

Proposal: NEW VEHICULAR ACCESS AND RE-ROOFING

Address: 81-87 ACADEMY STREET

Decision:

Decision Date:

Ref ID: Z/1990/2329

Proposal: Refurbishment of vacant warehouse/offices and conversion to two showrooms and associated offices

Address: 81-87 ACADEMY STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/2005/0091/DCA

Proposal: Demolition of existing 3-storey building.

Address: 81-87 Academy Street, Town Parks, Belfast, Northern Ireland, BT1 2LS

Decision:

Decision Date: 02.10.2006

Ref ID: Z/2004/2997/F

Proposal: Erection of a five storey office building (amended scheme)

Address: 81-87 Academy Street, Belfast BT1 2LS

Decision:

Decision Date: 02.10.2006

Ref ID: Z/1976/0312

Proposal: WORKSHOP/SHOWROOM AND OFFICE

Address: 77-79 ACADEMY STREET 2-4 EXCHANGE STREET

Decision:

Decision Date:

Ref ID: Z/1979/1122

Proposal: WORKSHOP/SHOWROOM AND OFFICE

Address: 77/79 ACADEMY STREET AND 2-4 EXCHANGE STREET

Decision:

Decision Date:

Ref ID: Z/2011/0132/A

Proposal: 1 no. 48 sheet advertisement panel for a temporary period of 6 months

Address: Lands opposite Saint Anne's Square at the corner of Edward Street and Great Patrick Street Belfast BT1 2LD,

Decision:

Decision Date: 09.08.2011

Ref ID: Z/1979/1383

Proposal: 2/48 SHEET WALL PANELS

Address: GABLE OF 40-46 EDWARD STREET, BELFAST

Decision:

Decision Date:

Ref ID: Z/1987/2260

Proposal: Intermittent illuminated sign on gable wall

Address: 38 EDWARD STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1987/1762

Proposal: Shop signage

Address: 40/46 EDWARD STREET BELFAST

Decision:

Decision Date:

Ref ID: Z/2005/0395/DCA

Proposal: Demolition of existing industrial building to enable construction of a new link road between Hector Street and Edward Street.

Address: 40 - 46, Edward Street, Town Parks, Belfast, Northern Ireland, BT01 2LP

Decision:

Decision Date: 12.05.2006

Ref ID: Z/1985/1548

Proposal: ALTERATIONS TO WAREHOUSE PREMISES

Address: 40-46 EDWARD STREET

Decision:

Decision Date:

Ref ID: Z/2007/3060/F

Proposal: New public arts centre including a 350-seat and a 120-seat auditoria, art galleries and associated ancillary accommodation. Proposed alterations to Exchange St and Edward St to provide level 'shared' surface. (amended plans received)

Address: Lands between Exchange Street, Exchange Street West, to include Hector Street (all to the North East of St Anne's Cathedral), Belfast

Decision:

Decision Date: 05.02.2009

Ref ID: Z/1990/2384

Proposal: Shop and office development

Address: 8 EXCHANGE STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: LA04/2019/2257/F

Proposal: Erection of 16 storey residential building comprising 105 units (60 x one bed and 45 x two bed), ancillary ground floor uses including management suite, cafe, servicing (refuse/recycling/cycle storage/general storage), roof terrace, plant room, substation and associated public realm works. (Amendment to planning permission reference (LA04/2017/2811/F).

Address: 81-87 Academy Street &, 2-6 Exchange Street, Belfast, BT1 2LS.,

Decision:

Decision Date:

Ref ID: LA04/2019/1995/DC

Proposal: Discharge of condition 10 LA04/2017/2811/F.

Address: 81-87 Academy Street & 2-6 Exchange Street, Belfast, BT1 2LS.,

Decision: AL

Decision Date:

Ref ID: Z/2014/0554/F

Proposal: Proposed minor changes to external elevations in conjunction with planning approval Z/2013/0845/F

Address: 89-91 Academy Street Town Parks, Belfast, BT1 2LS.,

Decision: PG

Decision Date: 07.11.2014

Ref ID: Z/2012/0834/A

Proposal: Billboard (existing) at corner of Edward Street and Great Patrick Street/Dunbar link BT1 2NJ

Address: The Mac, 10 Exchange Street West, Belfast, BT1 2NJ,

Decision: WITHDR

Decision Date: 25.02.2013

Ref ID: LA04/2015/0184/F

Proposal: Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens

Address: Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral G

Decision: PG  
Decision Date: 26.11.2015

Ref ID: LA04/2015/1567/PAN

Proposal: Proposed development to provide 'Managed Intern Accommodation', associated offices, parking and ancillary plant and ground floor retail unit

Address: 81 - 87 Academy Street, Belfast, BT1 2LS,

Decision: PANACC

Decision Date:

Ref ID: Z/2014/0687/A

Proposal: Erection of 2 ground floor signs and one high level building sign.

Address: 89-91 Academy Street, Belfast, BT1 2LS,

Decision: CG

Decision Date: 18.09.2014

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department: