

Development Management Officer Report Committee Application

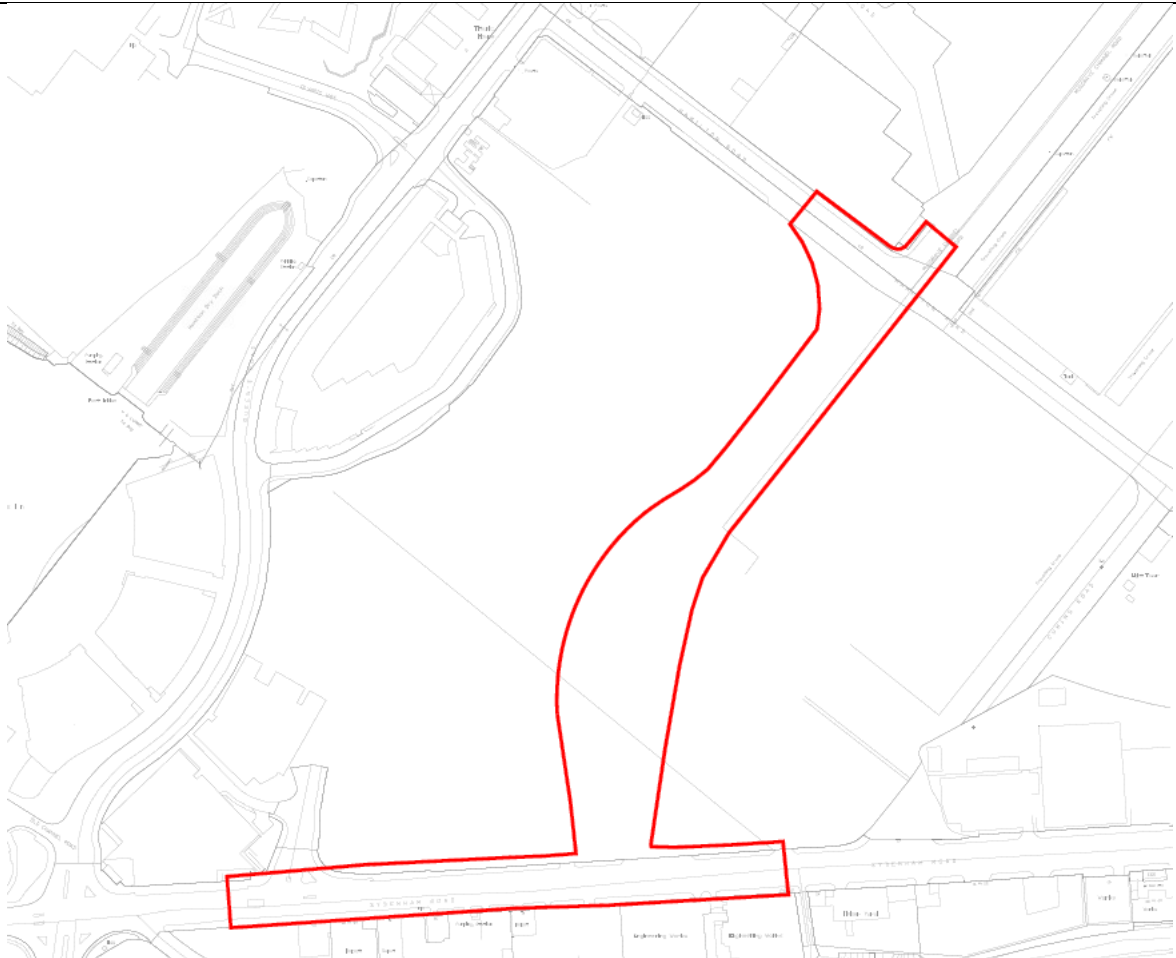
Summary	
Committee Meeting Date: Tuesday 10 March 2020	
Application ID: LA04/2019/2810/F	
Proposal: Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works.	Location: Lands to the south and east of Belfast Metropolitan College east of Public Records Office of NI north of Sydenham Road west of Cuming Road and south of Hamilton Road Titanic Quarter
Referral Route: Major application.	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Belfast Harbour Harbour Office Corporation Square Belfast BT1 3AL	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary: This application seeks full permission for a Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - The principle of development of new road and junction - Access, movement, and road safety - Impact on natural environment - Impact on built heritage - Flood risk <p>The site is located on lands to the south and east of Belfast Metropolitan College, east of Public Records Office of NI, north of Sydenham Road, west of Cuming Road and south of Hamilton Road, Titanic Quarter, Belfast. It runs through land previously associated with the shipbuilding industry, linking Sydenham Road to Hamilton Road. The site is within Titanic Quarter, within the overall Belfast Harbour Area (BHA 01) as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015, and unzoned within Belfast Urban Area Plan 2001 (BUAP).</p> <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement 2, Planning Policy Statement 3, Planning Policy Statement 6, and Planning Policy Statement 15.</p> <p>BCC Environmental Health, Northern Ireland Water Ltd, DFI HED Historic Monuments, DFI Rivers Agency, DAERA Water Management Unit, DAERA Regulation Unit and DAERA Natural</p>	

Environment Division and DFI Roads have raised no issues of concern and the proposal is considered acceptable.

Accordingly, should members agree with the recommendation to approve, it is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission and finalise the wording of conditions.

Case Officer Report

Site Location Plan



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

Characteristics of the Site and Area

1.0 Description of Proposed Development

Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works.

2.0 Description of Site

The site is located on lands to the south and east of Belfast Metropolitan College, east of Public Records Office of NI, north of Sydenham Road, west of Cuming Road and south of Hamilton Road, Titanic Quarter, Belfast. It runs through land previously associated with the shipbuilding industry, linking Sydenham Road to Hamilton Road. The land is flat and covered in hardstanding. The site is defined by paladin fencing with low hedging to the rear. The site is within Titanic Quarter, within the overall Belfast Harbour Area (BHA 01) as designated within

(Draft) Belfast Metropolitan Area Plan (BMAP) 2015, and unzoned within Belfast Urban Area Plan 2001 (BUAP).

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 There is no relevant planning history on the site. Since this proposal falls under the category of Major Development however, Pre Application Community Consultation was carried out under the planning reference LA04/2019/1468/PAN.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 2: Natural Heritage

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

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

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

5.0 Statutory Consultees

5.1 DFI Roads Service – No objection

5.2 Northern Ireland Water Ltd – No objection

5.3 DFI Rivers Agency – No objection

5.4 DAERA Natural Environment Division – No objection

5.5 DAERA Regulation Unit – No objection subject to conditions

5.6 DAERA Water Management Unit – No objection subject to conditions

5.7 Shared Environmental Services – No objection

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments or objections have been received.

8.0 Other Material Considerations

8.1 Development Control Advice Note 15 Vehicular Access Standards

9.0 Assessment

The key issues in the assessment of the proposal are as follows:

- The principle of development of new road and junction
- Access, movement, and road safety
- Impact on natural environment
- Impact on built heritage
- Flood risk

9.1 Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

9.2 The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page

7) that a number of policy statements, including PPS2, PPS3, PPS 6 and PPS 15 remain applicable under 'transitional arrangements'.

9.3 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 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.

9.4 The site is within Titanic Quarter, within the overall Belfast Harbour Area (BHA 01) as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The site is unzoned within Belfast Urban Area Plan 2001 (BUAP). The proposed development is for a new access road to Titanic Quarter including new signalised junction on Sydenham Road and associated works.

9.5 The principle of development

The site is located within the settlement limits of draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below. The proposals comprise works to construct a link road to provide connection from Sydenham Road to Hamilton Road with signalisation of the junction on Sydenham Road and inclusion of facilities for non-motorised users. The existing junction of Musgrave Channel Road and Hamilton Road will also be reconfigured to give the priority to traffic going from the link road to Hamilton Road. The Transport Statement states that implementation of the proposal will improve the operational capacity of the Queens Road / Sydenham Road / M3 off-slip junction and provide an alternative access for pedestrians, cyclists and vehicles accessing Queens Island. The site is within a commercial area and compatible with surrounding uses. The proposal, subject to planning considerations, is considered to make a positive contribution to the area.

9.6 Access, movement, and road safety

DFI Roads was consulted and having reviewed the submitted information have responded with no objections subject to conditions. In addition, as the proposed development will not form part of the adopted highway (the works fall within the Belfast Harbour Estate), DFI Roads have provided general comments and recommendations for the owner / applicant. The Dfi Roads conditions are set out at the Conditions section of this report.

9.7 Impact on the natural environment

The site is in proximity to a number of national, European and international designated, Belfast Lough Open Water SPA, Belfast Lough Ramsar/SPA, The Maidens SAC, East Coast Marine Proposed SPA and North Channel SAC, as well as the Outer Belfast ASSI.

9.8 A Habitats Regulation Assessment (HRA) was submitted demonstrating the potential impacts on the above European Sites. This assessment determines if there could be any significant effects on the features and conservation objectives, and hence integrity, of any European sites to meet the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). This information was forwarded to Shared Environmental Services (SES) for comment, along with an Outline Construction Environmental Management Plan (OCEMP), and Preliminary Ecological Appraisal (PEA) Report. Having considered the nature, scale, timing, duration and location of the project, SES advised that: "The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site".

9.9 DAERA Natural Environment Division having assessed the submitted PEA are content the proposal is unlikely to significantly impact protected and/or priority species and habitats. They note while the HRA concludes the proposed development will not give rise to potential significant effects on the selection features of any European designated sites, measures proposed in the OCEMP are welcomed. A small amount of vegetation removal is required and NED have requested an informative to be included that this should be carried out outside bird breeding season.

9.10 Impact on built heritage

The proposal is within the vicinity of an archaeological site and a number of scheduled monuments and PPS 6 is a material consideration. HED Historic Monuments has assessed the application and on the basis of the information provided is content that the proposal complies with the SPPS and PPS 6 archaeological policy requirements.

9.11 Flood Risk

A drainage assessment and flood risk assessment were submitted for consideration, and consultation undertaken with Rivers Agency in relation to these matters. They responded on 10th January 2020 with no objection to the proposal, and it is therefore considered that the proposal complies with PPS15 as acceptable drainage and flood risk protection measures are proposed.

9.12 Other environmental matters

An air quality assessment was submitted which analysed the existing air quality in the vicinity of the site and potential impacts the proposed development may have on human health.

Environmental Health (EH) was consulted and having considered the air quality assessment EH has no objection to the proposal from an air quality perspective subject to a planning condition requiring implementation of dust management measures detailed within the Air Quality report.

9.13 A Preliminary Risk Assessment was submitted relating to the risk of contaminated land on the site. EH is satisfied with the findings of this report, as were DAERA's Regulation Unit subject to conditions should approval be granted. EH has suggested a condition that the proposed development should consist of 100% hardstanding, however as the proposals show all hard standing, this condition is not required.

9.14 A noise impact assessment was also submitted and considered by EH. Based on the report EH has no objection subject to a condition requiring that the noise mitigation measures outlined within the noise impact assessment are implemented as part of the development and that the measures pay regard to current standards regarding noise and vibration control on construction and open sites.

9.15 Pre-Community Consultation

For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.

9.16 Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. LA04/2019/1468/PAN was submitted to the Council on 18/06/19 and was deemed to be acceptable on 03/07/19. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application. The report indicates that there is strong support for the proposed road but some respondents expressed concerns about traffic congestion and cycling provision.

9.17 The proposals relating to cycling include:

- provision of a new 4.15m wide shared footpath / cycleway construction of approximately 410m length along the western side of the Eastern Access Road.
- a new 3.0m wide segregated cycleway of approximately 210m length adjacent to the footpath along the north side of the Sydenham Road. This is an enhancement of the existing provisions. Beyond the scheme extents the proposed cycleway / footpath facilities will tie into those existing along Sydenham Road and Hamilton Road. Appropriate paving, road marking and signage will provide delineation of the segregated cycleway and shared footpath / cycleway.
- a Belfast bike docking station will be provided on Sydenham Road, adjacent to the pedestrian crossing.

9.17 Conclusion

The proposed development is considered to be in compliance with the development plan and relevant polices. There are no objections.

9.18 It is recommended that the application is approved subject to conditions and delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.

10.0 **Summary of Recommendation:** Approval with conditions

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval with 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. The construction activities associated with the hereby permitted development shall incorporate the noise mitigation measures as detailed in section 4.2 of the RPS Noise Impact Assessment, Dated November 2019, and shall pay due regard to the current standards; BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014 A2: Noise and Vibration Control on Construction and Open Sites.

Reason: Protection of human health, and amenity of neighbouring properties.

3. The dust management measures, as detailed within section 5 of the RPS Air Quality Impact Assessment, TQ Eastern Access Road, Titanic Quarter, Belfast (November 2019) shall be implemented throughout the duration of the construction phase of the development.

Reason: Protection of human health

4. If during the development works, new contamination or risks to the water environment 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 as described in the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-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.

5. After completing all remediation works under Condition 5 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the 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 as described in 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 and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

6. A finalised Construction and Environmental Management Plan (CEMP) shall be submitted to the Planning Authority at least 8 weeks prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment. No development activity, including ground preparation or vegetation clearance, shall commence until the CEMP has been approved in writing by the Planning Authority. The CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Planning Authority.

Reason: To protect/minimise the impact of the proposal on the biodiversity of the site, including protected/priority species/habitats.

7. The development hereby permitted shall be constructed in accordance with the approved layout Drawing Nos. 06, 'Proposed General Arrangement, Sheet 1' published by Belfast City Council Planning Office on 09 December 2019 and 07, 'Proposed General Arrangement, Sheet 2' published by Belfast City Council Planning Office on 09 December 2019. All works should comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including completion of stages 2, 3 and 4 of the Road Safety Audit requirements of GG119.

Reason: In the interests of road safety and the convenience of road users.

8. The signalised junction element of the development hereby permitted shall be constructed generally in accordance with the approved layout Drawing Nos. 12, 'Proposed Signal Layout, Sheet 1' published by Belfast City Council Planning Office on 09 December 2019 and 13, 'Proposed Signal Layout, Sheet 2' published by Belfast City Council Planning Office on 09 December 2019. If the signals are to be integrated with those operated by DfI Roads then full details of the engineering for the signalisation, lane re-alignment and remarking of the junction must be submitted to and approved by the Department prior to construction. All works must comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including completion of stages 2,3 and 4 of the Road Safety Audit requirements of GG119.

Reason: In the interests of road safety and the convenience of road users.

9. The signalised junction shall be maintained by the operator of the site in perpetuity.

Reason: To ensure the cost of operations are borne by the Applicant.

10. Any existing street furniture or landscaping obscuring visibility or located within the proposed vehicular accesses shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interests of road safety and the convenience of road users.

ANNEX

Date Valid	2nd December 2019
Date First Advertised	13th December 2019
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
11 Hamilton Road, Queen's Island, Belfast, Down, BT3 9DT	
11 Queens Road, Queen's Island, Belfast, Down, BT3 9DT	
11 Sydenham Road, Belfast, Down, BT3 9DH	
19a , Sydenham Road, Belfast, Down, BT3 9DH	
2 Titanic Boulevard, Belfast, Down, BT3 9HQ	
25-29 Fuel House, Sydenham Road, Belfast, Down, BT3 9DH	
31 Sydenham Road, Belfast, Down, BT3 9DH	
33 Sydenham Road, Belfast, Down, BT3 9DH	
3rd/4th Floor Building C, 60-62 Gateway Building, Sydenham Road, Belfast, Down, BT3 9DP	
4 Sydenham Road, Belfast, Down, BT3 9DH	
41 Sydenham Road, Belfast, Down, BT3 9DH	
43-47 , Sydenham Road, Belfast, Down, BT3 9DH	
49 Sydenham Road, Belfast, Down, BT3 9DR	
5 Sydenham Road, Belfast, Down, BT3 9DH	
60-62 Gateway Building, Sydenham Road, Belfast, Down, BT3 9DP	
Mail Matters, 13 Sydenham Road, Belfast	
Queen's Works, Queens Road, Queen's Island, Belfast, Down, BT3 9DT	
Shipyard (Abercorn Works), Queens Road, Queen'S Island, Belfast, Down, BT3 9DT	
We Are Vertigo, T13 Building, Queens Road, Belfast	
Date of Last Neighbour Notification	26th February 2020

Planning History

Ref ID: LA04/2017/0316/DC

Proposal: Discharge of Condition 10 of Z/2009/1603/F.

Address: Land east of Queen's Road, 175m North of Sydenham Road, Queens Island, Belfast.,

Decision:

Decision Date:

Ref ID: LA04/2018/0038/A

Proposal: Six sheet advertising display panel incorporated into a three bay insignia type Adshel Bus Shelter.

Address: Sydenham Road Belfast, Approx 55m from corner with, Old Channel Road, and opposite CITI Building.,

Decision: CG

Decision Date: 03.05.2018

Ref ID: LA04/2018/0105/F

Proposal: Installation of three bay Insignia type bus shelter

Address: Sydenham Road, approx 55m from corner with Old Channel Road, Belfast,

Decision: PG

Decision Date: 03.05.2018

Ref ID: Z/1990/1046

Proposal: Provision of car park (to include demolition of existing buildings on site)

Address: LAND AT THE JUNCTION OF SYDENHAM ROAD AND CUMING ROAD BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/1992/2108

Proposal: Resiting of memorial (Listed Building Consent)

Address: JUNCTION OF HAMILTON ROAD WEST AND MUSGRAVE CHANNEL ROAD WITHIN HARLAND & WOLFF ESTATE BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2000/2505

Proposal: Proposed mixed use development.

Address: Titanic Quarter, Belfast Harbour, Belfast BT3.

Decision:

Decision Date:

Ref ID: Z/2005/2158/LDE

Proposal: Existing use for ship and marine structure building, repair, conversion and dismantling, general heavy engineering, manufacture, assembly and corrosion protection and design engineering

Address: Harland & Wolff, Heavy Industries Ltd, Queens Island, Belfast, BT3 9DU

Decision:

Decision Date:

Ref ID: Z/1996/0358

Proposal: Erection of Arena, Ice Rink, Entertainment Facilities, Retail Units, Restaurant, Offices, car parking and landscaping (Outline Permission)

Address: QUEENS QUAY BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2005/1720/RM

Proposal: Erection of landmark headquarters office complex, related car parking with associated hard and soft landscaping.

Address: Lands at junction of Sydenham Road and Queen's Road at Queen's Island, Belfast.

Decision:

Decision Date: 04.04.2006

Ref ID: Z/2007/1867/RM

Proposal: Erection of hotel (123 no. bedrooms), including bar and restaurant facilities, car parking and associated site works. (Amended Plans).

Address: Land at Queens Road, adjacent to Abercorn Basin and junction of Sydenham Road and Old Channel Road, Belfast.

Decision:

Decision Date: 22.04.2008

Ref ID: Z/2008/1058/F

Proposal: Erection of Financial Services Campus building comprising 55,740sq m gross floorspace of Class B1(a) office and Class A2 financial, professional and other services, together with other mixed ground floor and mezzanine uses (comprising retail Class A1), community and cultural uses (Class D1), restaurants, bars, and cafes (sui generis) - totalling 5,937sq m gross), basement and deck car parking (583 no spaces), access road, landscaping and ancillary infrastructural works.

Address: Land east of Queen's Road, 175m north of Sydenham Road, Queen's Island Belfast

Decision:

Decision Date: 10.01.2009

Ref ID: Z/2010/0984/A

Proposal: 2 signs.

Address: Gateway Offices, Titanic Quarter, Sydenham Road, Belfast,

Decision:
Decision Date: 30.09.2010

Ref ID: Z/1974/0934
Proposal: ERECTION OF AMENITIES BUILDING
Address: HAMILTON ROAD, QUEENS ISLAND
Decision:
Decision Date:

Ref ID: Z/1974/0227
Proposal: ALTERNATIONS TO EXISTING WORKS BUILDING TO MAKE WAY FOR
NEW ROAD
Address: HAMILTON ROAD, QUEENS ISLAND
Decision:
Decision Date:

Ref ID: Z/1973/0180
Proposal: ERECTION OF BOILER SHOP
Address: ROYAL AVENUE, BELFAST SHIPYARD
Decision:
Decision Date:

Ref ID: Z/1996/0769
Proposal: Proposed office development (Outline Permission)
Address: LAND ADJACENT TO 25 SYDENHAM ROAD BELFAST BT3
Decision:
Decision Date:

Ref ID: Z/2001/0706/A
Proposal: Totem/gantry advertisement.
Address: Fuel House, 27-29 Sydenham Road, Belfast BT3 9JJ.
Decision:
Decision Date: 08.06.2001

Ref ID: Z/2012/0227/A
Proposal: Erection of 1 projecting car parking information sign
Address: CPS01- Opposite Gateway Offices, 60-62 Sydenham Road, Belfast.,
Decision:
Decision Date: 05.07.2012

Ref ID: Z/1985/2378
Proposal: EXTENSION TO OFFICE AND REFURBISHMENT OF EXISTING OFFICES
Address: 27-29 SYDENHAM ROAD
Decision:

Decision Date:

Ref ID: Z/1986/1926

Proposal: Construction of replacement offices

Address: 27-29 SYDENHAM ROAD, BALFAST BT3

Decision:

Decision Date:

Ref ID: Z/1997/0847

Proposal: Demolition of existing hire shop, offices and part of workshop and erection of replacement hire shop and offices

Address: 31 SYDENHAM ROAD BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2002/0766/A

Proposal: Fascia sign.

Address: 33 Sydenham Road, Ballymacarret Intake, Belfast, Northern Ireland, BT03 9DH

Decision:

Decision Date: 15.08.2002

Ref ID: Z/2000/1045/F

Proposal: Side extension to and refurbishment of existing industrial building.

Address: 33 Sydenham Road, Belfast.

Decision:

Decision Date: 29.08.2000

Ref ID: Z/1977/0321

Proposal: ERECTION OF OFFICES

Address: 27 SYDENHAM ROAD

Decision:

Decision Date:

Ref ID: Z/1997/0648R

Proposal: Landmark Millennium Project comprising Science Centre, Imax Theatre, and pavilion to provide associated leisure and entertainment facilities including multiplex cinema, licensed public houses and licensed restaurants, ancillary retail and associated offices and automatic teller machines (ATM's), plus external works comprising rebuilding part of Queen's Quay and Abercorn Basin Quay walls and extension of site into Abercorn Basin by 20 metres from the south western side of the Abercorn Basin

to provide an extra 4,000 square metres approximately of additional land, together with external environmental works including waterside promenades, a piazza and landscaping, and surface carparking.

Address: QUEEN'S QUAY ABERCORN BASIN BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2009/1603/F

Proposal: Erection of Financial Services Campus building comprising 55,740 sq m gross floorspace of Class B1(a) office and Class A2 financial, professional and other services, together with other mixed ground floor and mezzanine uses (comprising retail (Class A1), community and cultural uses (Class D1), restaurants, bars and cafes (sui generis) - totalling 5,937 sq m gross), basement and deck car parking (583no. spaces), access road, landscaping and ancillary infrastructural works

Address: Land east of Queen's Road, 175m north of Sydenham Road, Queen's Island, Belfast

Decision:

Decision Date: 17.11.2010

Ref ID: Z/2013/0931/F

Proposal: High specification office building (of 6 and 7 storeys) comprising 2,970 sq m of class B1(a) office use and 14,642 sq m of B1 (C) research and development, basement car parking, landscaping, access and associated site works.

Address: Land East of Queen's Road, North of Public Records Office of Northern Ireland and South of Belfast Metropolitan College, Queen's Island, Belfast,

Decision: PG

Decision Date: 18.07.2014

Ref ID: Z/2014/0409/F

Proposal: Temporary outdoor sports complex including support facilities, use of existing car parking spaces and other ancillary site works

Address: Land east of Queen's Road, north east of Belfast Metropolitan College and south of Hamilton Road, Queen's Island, Belfast,

Decision: PG

Decision Date: 06.11.2014

Ref ID: Z/1998/0986

Proposal: Erection of illuminated hoarding

Address: ODYSSEY SITE QUEENS QUAY SYDENHAM ROAD BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/1998/0605

Proposal: Erection of sports/entertainment arena

Address: QUEEN'S QUAY ABERCORN BASIN BELFAST BT3

Decision:
Decision Date:

Ref ID: Z/1997/0648

Proposal: Landmark Millennium Project comprising Science Centre, Imax Theatre, Sports/Entertainment Arena and Pavilion to provide Associated Leisure and Entertainment Facilities including Multiplex Cinema, Licensed Public Houses and Licensed Restaurants, Ancillary Retail and Associated Offices and Automatic Teller Machines (ATMs) plus External Works comprising Rebuilding Part of Queen's Quay and Abercorn Basin Quay Walls and Extension of Site into Abercorn Basin by 20 metres from south-western side of the Abercorn Basin to provide an extra 4,000 square metres approximately of Additional Land, together with external Environmental Works including Waterside Promenades, a Piazza and Landscaping, and Surface Car Parking.

Address: QUEEN'S QUAY, ABERCORN BASIN BELFAST BT3

Decision:
Decision Date:

Ref ID: Z/2007/2963/F

Proposal: Erection of building for the Public Records Office for NI to include repository, public viewing and display areas with ancillary office space and cafe and extension to Titanic Boulevard and construction of new road and associated landscaping works.

Address: PRONI Site, Sydenham Road, Belfast

Decision:
Decision Date: 19.05.2008

Ref ID: Z/2008/2526/A

Proposal: 4No. internally & 1No. externally illuminated signs.

Address: Building B, Gateway Offices, Titanic Quarter, Queens Road/Sydenham Road, Belfast

Decision:
Decision Date: 11.02.2009

Ref ID: Z/2002/2417/O

Proposal: Landmark headquarters office complex, related car parking together with associated hard and soft landscaping. (Replacement of existing office space).

Address: Land at junction of Sydenham Road/Queen's Road, Queens Island, Belfast

Decision:
Decision Date: 13.06.2005

Ref ID: Z/2007/0169

Proposal: New accommodation for PRONI

Address: Titanic Quarter adjacent to Sydenham Road/Queens Road, Belfast

Decision:

Decision Date:

Ref ID: Z/2005/1441/F

Proposal: Proposed infrastructure works to include realignment of section of Queens Road, upgrading section of Sydenham Road, upgrade of Sydenham Road/Queens Road signal junction and provision of new signal junction to Sydenham Road.

Address: Lands at Queens Road & Sydenham Road, Belfast

Decision:

Decision Date: 03.04.2006

Ref ID: LA04/2018/1494/DC

Proposal: Discharge of conditions 17 and 18 of Z/2005/1720/RM

Address: Lands at junction of, Sydenham Road and, Queens Road at, Queens Island, Belfast.,

Decision: AL

Decision Date:

Ref ID: LA04/2019/0611/DC

Proposal: Discharge of condition 19 of Z/2005/1720/RM

Address: Lands at junction of Sydenham Road and Queen's Road at Queen's Island, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2015/1304/F

Proposal: Change of use from class A1 to coffee shop

Address: Ground Floor, Unit D, Block E F, Arc Apartments, Queens Road, Queens Island, Belfast, BT3 9DU,

Decision: PG

Decision Date: 03.02.2016

Ref ID: LA04/2015/1137/DC

Proposal: Erection of financial services campus building comprising 55,740sq m gross floorspace of class B1(a) office and class A2 financial, professional and other services, together with other mixed ground floor and mezzanine uses (comprising retail (class A1), community and cultural uses (Class D1), restaurants, bars and cafes (sui generis) totalling 5,937 sq m gross), basement and deck car parking (583no. spaces), access road, landscaping and ancillary infrastructural works.

Address: Lands east of Queen's Road, 175m north of Sydenham Road, Queens Island, Belfast.,

Decision: AL

Decision Date:

Ref ID: LA04/2015/1278/DC

Proposal: Erection of financial services campus discharge of condition.

Address: Land east of Queens Road, 175m north of Sydenham road, Queens Island, Belfast,

Decision: RL

Decision Date:

Ref ID: LA04/2016/2150/DC

Proposal: Discharge of condition 24 of planning application Z/2009/1603/F

Address: Land at Queens Road, 175m North of Sydenham Road, Queens Island, Belfast,

Decision: AL

Decision Date:

Ref ID: LA04/2019/2810/F

Proposal: Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works.

Address: Lands to the south and east of Belfast Metropolitan College, east of Public Records Office of NI, north of Sydenham Road, west of Cuming Road and south of Hamilton Road, Titanic Quarter, Belfast.,

Decision:

Decision Date:

Ref ID: LA04/2019/1468/PAN

Proposal: Proposed titanic quarter eastern access road including new signalised junction on Sydenham Road other associated works.

Address: Lands to the south and east of Belfast Metropolitan College, east of Public Record Office of NI, north of Sydenham Road, west of Cuming Road and south of Hamilton Road, Titanic Quarter, Belfast.,

Decision: PANACC

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A