

Development Management Officer Report

Committee Application	
Committee Decision Date: Tuesday 21 April 2020	
Application ID: LA04/2017/1991/F	
Proposal: Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.	Location: Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.
Referral Route: Major Application	
Recommendation: Approval	
Applicant Name and Address: Catalyst Inc The Innovation Centre Queens Road Belfast BT3 9DT	Agent Name and Address: McAdam Design 1c Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Executive Summary: <p>The application seeks full permission for the construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - Principle of use on the site - Access, movement, parking and transportation, including road safety - Design - Impact on natural environment - Impact on built heritage - Landscaping - Flood Risk - other environmental matters - Legal Agreement <p>The site is located on land adjacent to Concourse Buildings, Queens Road, Belfast. The 3.18 ha site is located on both sides of Queens Road (to the front and rear of the Legacy Building) within the existing grounds of Catalyst Inc, formerly known as the Northern Ireland Science Park. The area is currently used for car parking on both sides of the road. Both areas are defined by a mix of hedging and fencing. The site is in proximity to a number of National, European and International designated areas, Thompson Dry Dock (archaeological site) as well as the Pump House (listed building). The site is sited within Belfast Harbour and is identified as whiteland in the BUAP 2001. The site is located within the development limits of Belfast in dBMAP and is identified as being within Zoning BHA 01 Titanic Quarter, a site zoned for mixed use development in the draft plan.</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 (dBMAP), PPS 2, PPS 3, PPS 4, PPS 6 and PPS 15.</p>	

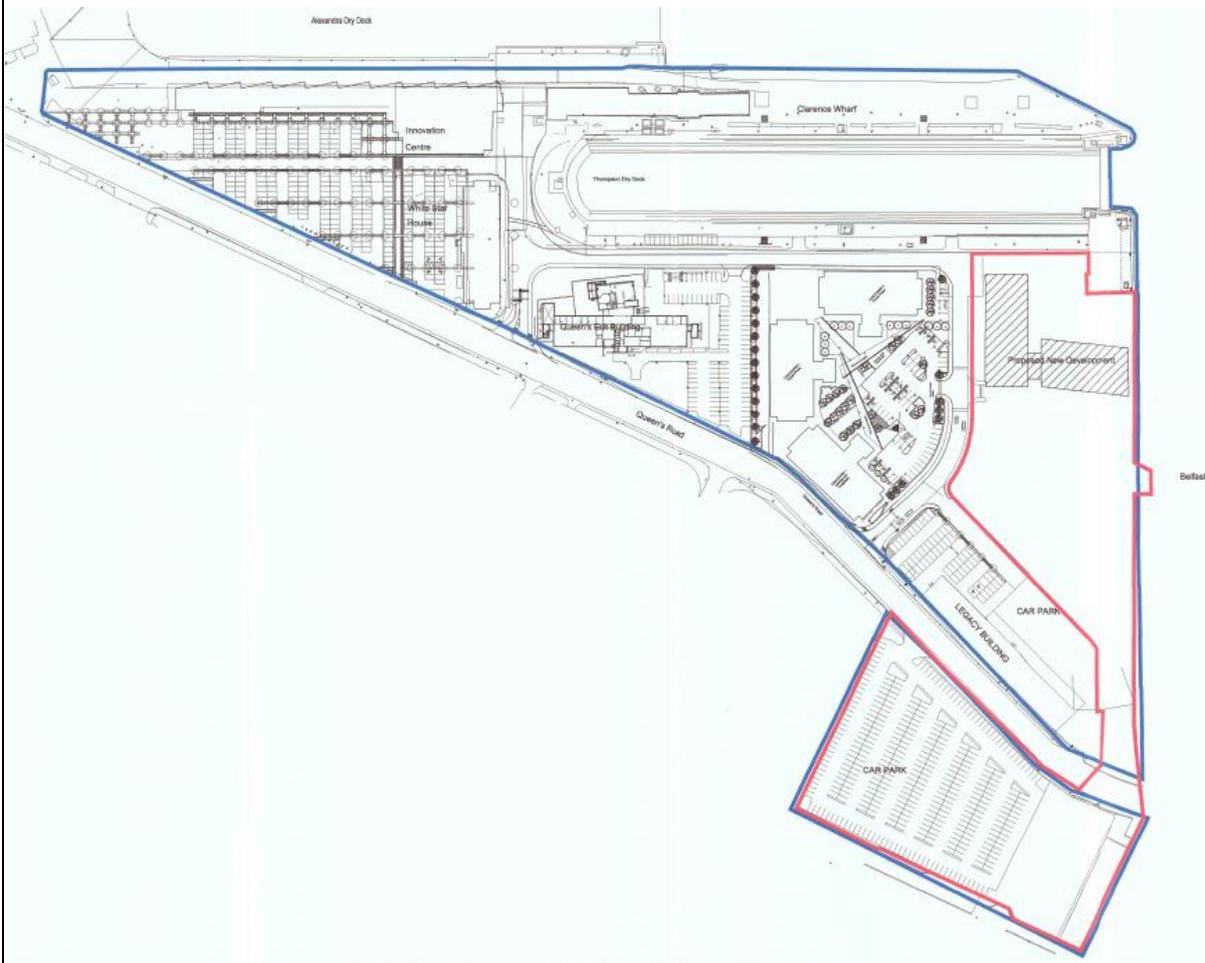
All statutory and non-statutory consultees responded with no objections subject to conditions.

Accordingly, it is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions and to enter into a Section 76 planning agreement to provide a mechanism to linking the occupation of the proposed office building to the completion of the Eastern Access Road and to secure a vibration monitoring regime extending beyond the application site and a condition survey of the Thompson Dock subject to no new substantive planning issues being raised by third parties.

Page Break

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None received
Letters of Objection	1 received, then withdrawn
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

The application seeks full planning permission for the construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.

2.0 Description of Site

The site is located on land adjacent to Concourse Buildings, Queens Road, Belfast. The 3.18 ha site is located on both sides of Queens Road (to the front and rear of the Legacy

Building) within the existing grounds of Catalyst Inc, formerly known as the Northern Ireland Science Park. The area is currently used for car parking on both sides of the road. Both areas are defined by a mix of hedging and fencing. The site is in proximity to a number of national, European and international designated areas, Thompson Dry Dock (archaeological site) as well as the Pump House (listed building). The site is sited within Belfast Harbour and is identified as whiteland in the BUAP. The site is located within the development limits of Belfast in dBMAP and is identified as being within Zoning BHA 01 Titanic Quarter, a site zoned for mixed use development.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

The most recent planning history on the site relates to a small portion of the overall site on the opposite side of the road from the Legacy Building under Z/2013/1511/F. This was for an "Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building", and permission was granted on 26th November 2015. The proposal falls under the category of Major Development and Pre Application Community Consultation was carried out under the planning reference LA04/LA04/2017/0751/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) 2: Natural Heritage
- 4.7 Planning Policy Statement (PPS) 3: Access, Movement and Parking
- 4.8 Planning Policy Statement (PPS) 4: Planning and Economic Development
- 4.9 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage
- 4.10 Planning Policy Statement (PPS) 15: Planning and Flood Risk

5.0 Statutory Consultees Responses

- 5.1 DfI Roads Service – No objection subject to conditions
- 5.2 DfC Historic Environment Division (Historic Monuments) – No objection subject to conditions
- 5.3 DfC Historic Environment Division (Historic Buildings) – No objection
- 5.4 NI Water – No objection
- 5.5 DAERA Regulation Unit – No objection subject to conditions
- 5.6 DAERA Natural Environment Division – No objection subject to conditions
- 5.7 DAERA Marine and Fisheries Division – No objection
- 5.8 DAERA Coastal Management – No objection
- 5.9 DAERA Water Management – No objection subject to conditions
- 5.10 DFI Rivers Agency – No objection

6.0 Non Statutory Consultees Responses

- 6.1 Belfast City Council (BCC) Environmental Health - No objection subject to conditions
- 6.2 Belfast City Council (BCC) Local Development Plan Team – No objection subject to conditions
- 6.3 Belfast City Council (BCC) Tree Officer – No objection subject to conditions
- 6.4 Belfast City Airport – No objection
- 6.5 Shared Environmental Services – No objection subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. An objection was received from Strategic Planning dated 3rd July 2018, on behalf of IBM who occupy the Legacy Building. The issues raised were construction noise, discrepancy within the parking layout, parking provision already at full capacity, and discrepancy relating to the public walkway. Following direct dialogue between the Applicant and Objector this representation was withdrawn on 14th September 2018.

8.0 Other Material Considerations

8.1 Parking Standards (supplementary planning guidance)

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 remained contentious). The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and within Zoning BHA 01, Titanic Quarter.

9.2 The proposal will develop the existing site by erecting a five storey office building for science and I.T. based business, with associated car parking and public realm works. The proposed building will be located to the rear of the site adjacent to Thompson Dry Dock with car parking to the front (to the rear of the Legacy building), with further proposed car parking on the opposite side of the road. The proposed building is an 'L shape' with two main elements and a link between. Each section features a small projection for stairs, lift and WCs. The plans show the two main sections of the building on each floor as open plan office space with the link areas showing lifts, stairs, as well as showering facilities and two conference rooms on each floor, with the exception of the ground floor. This area is characterised by the entrance foyer, café and reception area.

9.3 The key issues are:

- Principle of use on the site
- Access, movement, parking and transportation, including road safety
- Design
- Impact on natural environment
- Impact on built heritage
- Landscaping
- Flood Risk
- other environmental matters
- Section 76 Planning Agreement

9.4 Principle of use on the site

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. As stated the proposal is sited within dBMAP zoning BHA 01, and there are a number of key site requirements (KSRs) for the zoning which outline the acceptable uses in Titanic Quarter. These include business uses (as currently specified in Class B1 (a), (b) or (c) of the Planning (Use Classes) Order (Northern Ireland) 2004), now superseded by the 2015 Order. The KSRs go on to state that 'the total amount of floorspace for Use Class B1 (a) Offices shall not exceed 15,000m² and that consideration may be given to office proposals above 15,000m² where it can be demonstrated that the proposal cannot be accommodated within

Belfast City Centre and which would otherwise result in a loss of significant inward investment'. The agent has confirmed the proposed use as B1(c) Research and Development. Under the KSRs for zoning BHA01 there is no floorspace restriction of B1(c). Following consultation with the BCC Local Development Plan Team they had no objection to the proposal and suggested a condition be included, should approval be granted, restricting the office use to B1(c). 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.

9.5 Access, Movement, Parking and Transportation

The proposed car parking has been located to the front of the proposed building, as well as on the opposite side of the road (directly opposite the Legacy Building). A Transport Assessment Form, Transport Assessment, Travel Plan, and Service Management Plan were submitted with the application. DfI Roads were consulted and they raised a number of concerns regarding traffic and road safety.

9.6 After extended engagement and discussions between Planning, DfI Roads Service and the applicant's agent and roads consultant, an updated Travel Plan, traffic calculations as well as other supporting information was submitted and forwarded to DfI Roads for comment. They responded on 9th April 2020 stating no objection subject to a number of conditions, including a restriction on the occupation of the proposed office building. It is considered necessary to allow no more than 40% of the floor area of the proposed development to be occupied or otherwise operational until the 'Titanic Quarter Eastern Access Road', recommended for approval by the Planning Committee in March 2020 under planning reference LA04/2019/2810/F, has been constructed to the satisfaction of DfI Roads and become operational. The condition is considered necessary because if the building was wholly occupied in advance of the new road it would have an adverse impact on the existing road infrastructure.

9.7 Design

The proposed building is 5 storeys high, and consists of 2 main elements linked by a circulation core to form a general "L shaped" block. Plant is proposed to the roof and will be screened by parapet walls. The proposal is sited approximately 105m from the Legacy building to the front and 30m to the nearest of the three Concourse buildings adjacent to the East, also 5 storeys. The proposed height, massing and design are acceptable for the site and its surroundings. The Agent states that the design and materials been carefully considered in relation to the industrial history of the site.

9.8 The building is of a modern design with large areas of glazing. The external materials are a mix of grey curtain wall cladding; rainscreen cladding and grey brick (to the ground floor). The proposed mix of materials are similar to that of a number of buildings in the immediate area, which overall is characterised by a variety of building types and elevation treatment. Should approval be granted a condition shall be attached stating development shall not commence under materials have been submitted to and agreed in writing with the Council.

9.9 Impact on natural environment

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

9.10 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 for comment, along with an Outline Construction Environmental Management Plan (CEMP), Piling Risk Assessment as well as the proposed drainage layout. They responded with no objections to the proposal subject to a condition relating to the submission of a final CEMP. They also placed emphasis on the importance of Conditions which had been suggested by DAERA's Regulation Unit.

9.11 DAERA Natural Environment Division assessed the same information as Shared Environmental Services, as well as the submitted GQRA. They are content the proposal is unlikely to significantly impact protected and/or priority species and habitats subject to conditions. They have also requested the submission of a final CEMP for agreement prior to works commencing. They also stated that a buffer of at least 10m must be maintained between the location of all construction works etc and Belfast Lough. This shall be conditioned should approval be granted.

9.12 DAERA Marine and Fisheries Division were content with the conclusions of the HRA and consider that provided the proposal is confined to the red line boundary and there is no significant noise disturbance associated with construction works there should be no impact on the natural environment. In conclusion the proposal is in keeping with PPS 2, Natural Heritage.

9.13 Impact on built heritage

The proposal is within the vicinity of archaeological sites (including Thompson Dock) and a listed building (Pump House) and therefore the policies in PPS 6 are a material consideration in this case. HED Historic Buildings assessed the application in relation to the setting of the listed Pump House. On the basis of the information provided, HED is content that the proposal is satisfactory and complies with the policies in the SPPS and Policy BH11 of PPS 6.

9.14 HED Historic Monuments (HM) was consulted given the site's proximity to a scheduled monument (Thomson Dock). HED HM raised concerns relating to any potential physical impacts of construction works upon the structural integrity and fabric of adjacent maritime sites. A structural engineer's report, piling methodology details, as well as details of a vibration monitoring scheme were forwarded to HED HM for consideration. In their response dated 8th April 2019 they made a number of recommendations. They stated in view of the proposed piling works it is essential that a robust monitoring regime is agreed and implemented. The regime will however require the monitoring of vibration levels outside the red line of the boundary of the application site and a condition survey of Thompson Dock. They suggested that any approval for the scheme should be conditional on the agreement and implementation of a piling and monitoring methodology that provides for the requirements described within their response. As the requirements for the monitoring of vibration levels relate and the condition survey of the dock relate to land beyond the red line of the application site, it is necessary that these requirements are secured as part of a Section 76 Planning Agreement. These measures will ensure the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

9.15 Landscaping

The site exhibits a small number of trees which the BCC Tree Officer has confirmed as more than likely the result of natural regeneration or self-seeded. These should be retained, where it is reasonably possible to do so. The proposed landscaping plan shows 50 semi mature trees of mixed species. These will soften the visual aspect of the proposed site. The BCC Tree Officer responded to consultation with no objection subject to a number of standard conditions.

9.16 Flood Risk

A flood risk and drainage assessment was submitted for consideration, and consultation undertaken with Rivers Agency in relation to these matters. They responded on 23rd November 2017 with no objection to the proposal, and it is therefore considered that the proposal complies with the policy requirements set out in PPS15 as acceptable drainage and flood risk protection measures are proposed. On reviewing the updated Flood Risk Assessment on 19th February 2019 their previous comments remained the same.

9.17 Other Environmental Matters

A Preliminary Risk Assessment and Generic Quantitative Risk Assessment were submitted and comments were invited from both BCC Environmental Health and DEARA. BCC and DEARA both responded suggesting conditions to be included should approval be granted. These are included below as part of this report.

9.18 Section 76 Planning Agreement

A current application, under LA04/2019/2810/F, for “Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works.” was recommended for approval at the BCC Planning Committee meeting on 10th March 2020 with powers delegated to the Director of Planning and Building Control to finalise the wording of conditions and resolve any outstanding matters. DfI Roads Service have recommended by condition that no more than 40% of the floor area of the proposed development shall be occupied or otherwise become operational until the ‘Titanic Quarter Eastern Access Road’ has been constructed to the satisfaction of DfI Roads and become operational. This will be generally in accordance with the approval LA04/2019/2810/F ‘Titanic Quarter eastern access road including new signalised junction on Sydenham Road and associated works’. The condition is considered necessary because if more than 40% of the building was occupied in advance of the new road it would adversely impact on the existing roads infrastructure.

9.19 As the new road is outside the red line for the office development, and subject to a separate planning permission, it is considered that should planning permission be granted for the new office development, the developer will be required to enter into a Section 76 planning agreement with the Council to provide a mechanism to link the occupation of the proposed office development, if granted, under LA04/2017/1991/F to the completion of the Eastern Access Road (LA04/2019/2810/F).

9.20 In addition the planning agreement should include the HED HM requirements for monitoring of vibration levels outside the red line boundary of the application site and a condition survey of the scheduled dock. The developer has expressed a willingness and commitment to enter into such a legal agreement.

9.21 Economic Benefit

The Planning Design and Access Statement submitted in support of the proposal states the development will provide accommodation for 1400 people approximately with of course a number of short term construction jobs and will bring an injection of vitality to this area of Chichester Street. The increased footfall to the area will also boost trade for local restaurants and retailers.

10.0 Conclusion

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and it is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions and to enter into a Section 76 planning agreement to provide a mechanism to linking the occupation of the proposed office building to the completion of the Eastern Access Road and to secure a vibration monitoring regime

extending beyond the application site and a condition survey of the Thompson Dock subject to no new substantive planning issues being raised by third parties.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions and a Section 76 Planning Agreement

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. No part of the development hereby permitted shall become operational until the vehicular access, including visibility splays and any forward sight distance are provided in accordance with Drawing No. 15 'Queens Road Access Sightlines', bearing the Belfast City Council Planning Office date stamp 14 May 2019 and Drawing No. 16 'Sightlines and Car Parking Dimensions', bearing the Belfast City Council Planning Office date stamp 14 May 2019, prior to the occupation of any other development hereby permitted. The area within the visibility splays and any forward sight line shall, with the exception of existing trees, 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.

3. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 16 'Sightlines and Car Parking Dimensions', bearing the Belfast City Council Planning Office date stamp 14 May 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 servicing.

4. A minimum of 24 No. secure cycle parking stands shall be provided and permanently retained close to the accesses to the proposed development for use by staff and visitors to the development.

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

5. The development hereby permitted shall operate in accordance with the approved Travel Plan published by the Belfast City Council Planning Office on 22 January 2020. This shall include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads. This Travel Plan will be issued as a standalone document and the measures contained within will be monitored and assessed from the inception of the Plan on a minimum of an annual basis to ensure the Plan's effectiveness.

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

6. Prior to the commencement of development, a detailed Construction Environmental

Management Plan (CEMP) shall be submitted to, and agreed in writing by the Council. This should reflect all the mitigation and avoidance measures to be employed as detailed in the outline CEMP, Proposed Drainage Layout (May 2018), Piling Risk Assessment (March 2018) and all additional submitted information. The CEMP shall include a detailed environmental monitoring plan to include suitable groundwater and surface water monitoring to take place during and after the construction works. This should include at least three rounds of monitoring for a suitable analytical suite. Reported contaminant concentrations should be screened against Generic Acceptance Criteria (GAC) protective of the water environment and results should be submitted in writing to the Council for agreement. In the event of unacceptable risk to receptors being identified, works shall cease and the requirements of Condition 11 will apply.

Reason: Protection of environmental receptors to ensure that the site is suitable for use, and to ensure there are no adverse impacts on European site features.

7. Prior to the development proceeding, a detailed remediation strategy shall be presented to the planning authority for agreement. The remediation strategy should consider all unacceptable risk to receptors and should identify the most appropriate remedial options and how these should be implemented and verified. The remediation strategy should be completed in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

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

8. Any piling work undertaken at the site should use a continuous flight auger piling method. Should the applicant wish to change piling methods a revised piling risk assessment will need to be submitted to the planning authority for agreement.

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

9. If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). 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.

11. After completing all remediation works required under Conditions 7-10, and prior to occupation of the development, a Verification Report shall be submitted and agreed in writing with the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). 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.

This report must demonstrate that all remedial measures outlined in the MCL Consulting Ltd report titled Phase 2 Generic Quantitative Risk Assessment (GQRA) Pierpont Office Development Queens Road, Belfast Harbour, dated March 2018, Project Number:P1509-1 have been implemented.

The verification report shall demonstrate the successful completion of remediation works and that the site is now fit for the intended end-use (Commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.

In particular, this Verification Report must demonstrate:

- All Commercial Buildings have gas protection measures in line with CIRIA C665 Characteristic Situation 2.
- For those areas not covered in hardstanding, the report must demonstrate that these areas have been encapsulated in a clean cover fill of at least 600mm. This fill material must be demonstrably suitable for end use (commercial).

Reason: Protection of environmental receptors to ensure the site is suitable for use, and the protection of human health.

12. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to the Council for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

13. A buffer of at least 10m must be maintained between the location of all construction works including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc and Belfast Lough.

Reason: to ensure there are no adverse impacts on European site features.

14. The development hereby approved shall be used only for B1(c) Research and Development, as described within The Planning (Use Classes) Order (Northern Ireland) 2015.

Reason: To control the use at this location and to secure a satisfactory mix of land uses.

15. The development hereby permitted shall not commence until details and samples and a written specification of the materials to be used in the external elevations, have been submitted to and have been approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: To protect the visual amenities of the area.

ANNEX	
Date Valid	20th September 2017
Date First Advertised	29th September 2017
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>1, Pavilions Office Park, Holywood, Down, Northern Ireland, BT18 9JQ B L Refrigeration & Air Conditioning Ltd,Unit 3,Elmbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, Base Group,Unit 3,The Legacy Building,22 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, Cimpina Ltd,Unit 5,Elmbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, D V 8 Shoe Shop,Unit 6,Oakbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, Ibm United Kingdom Ltd,Unit 1,The Legacy Building,22 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,</p> <p>Navinet,Unit 4,The Legacy Building,22 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, New Sirocco Works,Musgrave Channel Road,Queen'S Island,Belfast,Down,BT3 9DT, Offices 1-10,Unit 7,20 Queens Road,Belfast,Down,BT3 9DT, Pyeroy(Northern Ireland)Ltd,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, Queens Road,Queen'S Island,Down,, Sterling Fluid Systems Ltd,Unit 2,Oakbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT,</p> <p>Stratton Engineering,Unit 4,Elmbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT,</p> <p>Unit 1,Elmbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, Unit 1 - 4,Oakbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, Unit 17,Elmbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, Unit 3a,Elmbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, Unit 9,Oakbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT, W H Scott & Son Ltd,Unit 2,Elmbank,Queens Road,Channel Commercial Park,Belfast,Down,BT3 9DT,</p> <p>Workman Road,Queen'S Island,Down,,</p>	
Date of Last Neighbour Notification	22nd January 2020
Date of EIA Determination	19th October 2017
ES Requested	No

Planning History

Ref ID: Z/2013/1511/F

Proposal: Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.

Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT,

Decision: PG

Decision Date: 08.12.2015

Ref ID: Z/2000/2205/O

Proposal: Science Park (research driven centre for knowledge based industry)

Address: Queen's Road, Queen's Island, Belfast

Decision:

Decision Date: 12.04.2001

Ref ID: Z/2001/0922/O

Proposal: Redevelopment of the site as a science park

Address: Queens Road, Queens Island, Belfast

Decision:

Decision Date: 22.03.2002

Ref ID: Z/1997/0103

Proposal: Refurbishment and sub-division of existing vacant plumbing works to create 8 no.industrial units with office extension to unit no.1

Address: PHASE 3 CHANNEL COMMERCIAL PARK QUEENS ISLAND BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2000/0196/F

Proposal: Proposed workshop extension located within existing covered parking area.

Address: Unit 1, Phase 3, Channel Commercial Park, Queens Road, Belfast.

Decision:

Decision Date: 06.05.2000

Ref ID: LA04/2018/1510/PAN

Proposal: Part demolition of existing building and erection of storage and distribution facility and associated car parking, site works and access.

Address: Lands at Kings Works, Channel Commercial Park, Queens Road, Titanic Quarter, Belfast.,

Decision: PANACC

Decision Date:

Ref ID: Z/2000/2505

Proposal: Proposed mixed use development.

Address: Titanic Quarter, Belfast Harbour, Belfast BT3.

Decision:

Decision Date:

Ref ID: LA04/2017/0357/PAN

Proposal: The construction of a 5 storey office development for science and IT based businesses, and associated car parking, landscaping, public amenity space etc.

Address: Queens Road, Queens Island, Belfast, BT3 9DT,

Decision: PANCON

Decision Date:

Ref ID: LA04/2017/1991/F

Proposal: Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.

Address: Land adjacent to, Concourse Buildings, Queens Road, Belfast, BT3 9DT.,

Decision:

Decision Date:

Ref ID: LA04/2017/0751/PAN

Proposal: The construction of a 5-storey office development for Science and I.T. based business, and associated car parking, landscaping, public amenity space etc.

Address: Queens Road, Queens Island, Belfast, BT3 9DT.,

Decision: PANACC

Decision Date:

Ref ID: Z/2005/1842/F

Proposal: Construction of 3 no. buildings to provide accommodation for high growth, medium to large high technology companies and a landscaped courtyard with associated car parking.

Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT

Decision:

Decision Date: 16.06.2006

Ref ID: Z/2007/1412/F

Proposal: Construction of 3 No. 5 storey buildings with associated landscaping and car parking.

Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT03 9DT

Decision:

Decision Date: 12.06.2008

Ref ID: Z/2003/0546/RM

Proposal: Refurbishment of existing building, infrastructure, associated car parking, landscaping and other ancillary work for building (No.4) of Science Park to provide accommodation for high growth medium to large technology companies.

Address: Queens Road, Queens Island, BT3 9DU.

Decision:

Decision Date: 18.12.2003

Ref ID: Z/1974/1100

Proposal: CHANGE OF USE OF STORE TO AMENITY CENTRE

Address: BLACKSMITHS SHOP, QUEENS ROAD

Decision:

Decision Date:

Ref ID: Z/2009/0185/LDP

Proposal: Construction of a skip enclosure.

Address: Channel Commercial Park, Queens Road, Belfast. BT3 9DT.

Decision:

Decision Date:

Ref ID: Z/2007/2213/F

Proposal: Erection of new 27m x 9.6m modular building for staff amenities (Amended description).

Address: Channel Commercial Park, Queens Road, BT3 9DT

Decision:

Decision Date: 05.02.2008

Ref ID: LA04/2019/0683/F

Proposal: Demolition of existing industrial warehouse buildings and erection of warehouse distribution facility, associated ancillary office, van storage, yards, car parking and accesses.

Address: Lands at Kings Works, Channel Commercial Park, Queens Road, Titanic Quarter, Belfast.,

Decision: AL

Decision Date:

Ref ID: LA04/2019/0162/DETEI

Proposal: E I A requests for Warehouse Distribution facility at lands at Queens Road, Belfast

Address: Lands at Queens Road, to the south west of Wolff Road and west of Musgrave Channel Road, Belfast Harbour Estate, Belfast,

Decision: NRES

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: