

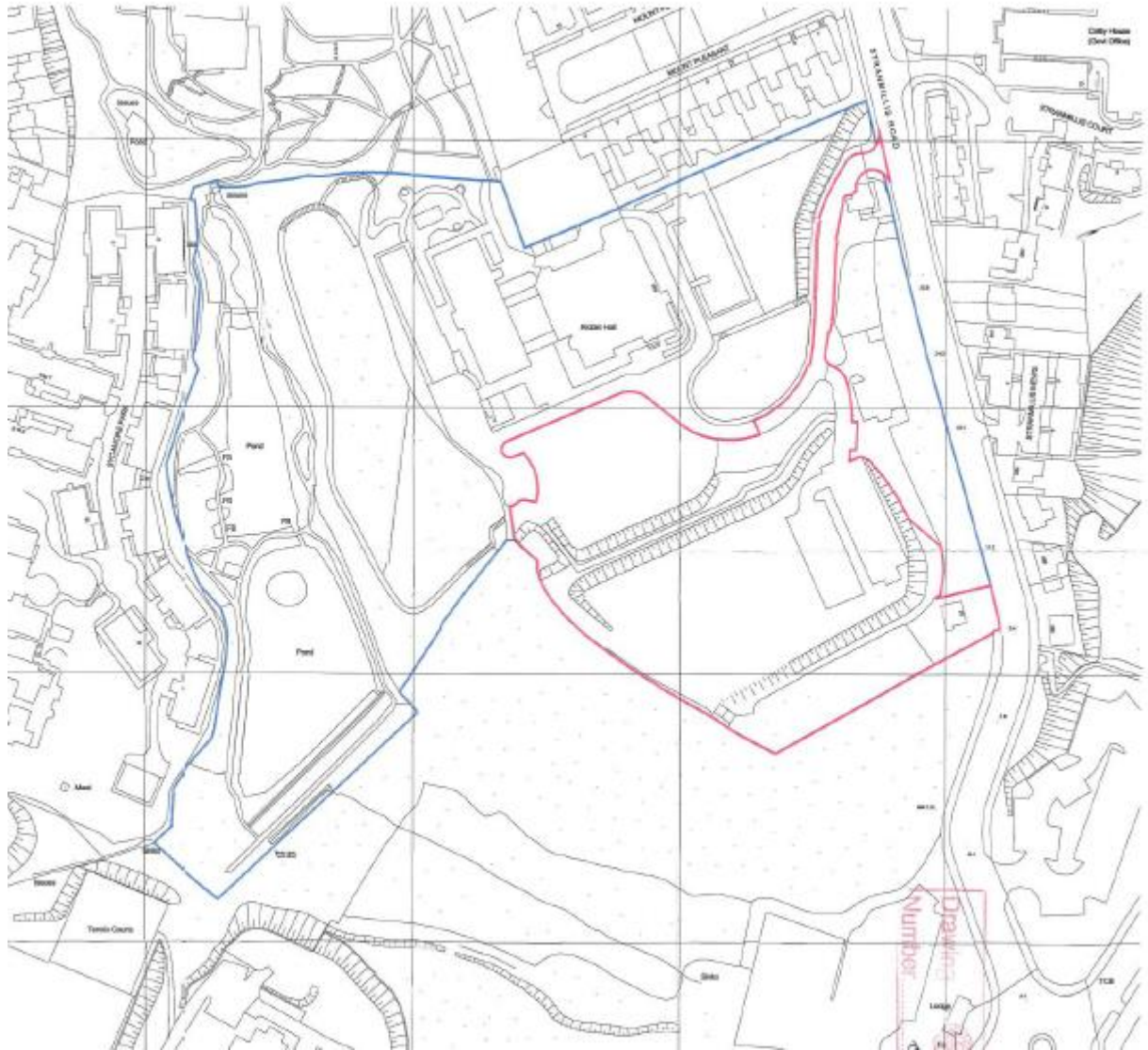
Development Management Officer Report Committee Application

Summary	
Committee Decision Date: 19 May 2020	
Application ID: LA04/2019/2442/F	
Proposal: Development of a new purpose-built teaching facility and associated/ancillary accommodation and works	Location: Lands at Riddell Hall, 185 Stranmillis Road, Belfast BT9 5EE
Referral Route: Major Application	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Queens University Belfast University Road Belfast BT7 1NN	Agent Name and Address: Gravis Planning 1 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ
<p>Executive Summary: This application seeks full permission for the Development of a new purpose-built teaching facility and associated/ancillary accommodation and works</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • principle of development and loss of open space • design and impact on the Conservation Area • impact on built heritage • impact on natural heritage • access, movement, parking and transportation, including road safety • landscaping • flood risk • other environmental matters <p>The application site is located at lands within Riddell Hall, 185 Stranmillis Road, Belfast. Riddell Hall is a Grade B1 Listed Building, and is part of Queens University Belfast. The site is located within Stranmillis Conservation Area, and the draft Stranmillis Local Landscape Policy Area as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). It is also listed as a supplementary site on DAERA's Register of Parks, Gardens and Demesnes of Special Historic Interest. The site is unzoned within BUAP, however zoned as an Uncommitted Housing Site (SB 04/06) within draft BMAP 2015.</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), PPS2, PPS3, PPS6, PPS8 and PPS15.</p> <p>There were no objections raised by Statutory Consultees, and following advertisement in the local press as well as neighbour notification, one written representation was received and the issues raised have been considered in the report.</p>	

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 subject to no new substantive planning issues being raised by consultees and third parties.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	One 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
 - 1.1 The application seeks full planning permission for the development of a new purpose-built teaching facility and associated/ancillary accommodation and works.
- 2.0 Description of Site

2.1 The application site is located at lands within Riddell Hall, 185 Stranmillis Road, Belfast. The site is located to the south of Riddell Hall, within its grounds. Riddell Hall is a Grade B1 Listed Building, and is part of Queens University Belfast. The site itself is an area of open space on a much lower level than that of the Riddell Hall campus, which includes the main building, front lawn and hard standing areas. The site is composed of a large area overgrown with scrub and grass, as well as an undefined parking area. The topography is relatively flat. The site is accessed from the main gate onto the Stranmillis Road. The boundaries are defined by a mixture of fencing, mature trees and mature hedging.

2.2 The site is within the setting of another listed building also, the gate lodge adjacent to the entrance. The site is located within the Stranmillis Conservation Area, and the Stranmillis Local Landscape Policy Area as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). It is also listed as a supplementary site on DAERA's Register of Parks, Gardens and Demesnes of Special Historic Interest.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 Planning history exists on the site, none of which are relevant to the proposal assessed under this application. There is a separate, current application for Listed Building consent for works to Riddle hall itself under LA04/2019/2828/LBC. The proposal falls under the category of Major Development, and therefore Pre Application Community Consultation was carried out, under the planning reference LA04/2019/1581/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 Strategic Planning Policy Statement (SPPS)

4.5 Planning Policy Statement (PPS) 2: Natural Heritage

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) 8: Open Space, Sport and Outdoor Recreation

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

5.0 Statutory Consultees

5.1 DFI Roads Service – No objection subject to conditions

5.2 Northern Ireland Water Ltd – No objection

5.3 DfI Rivers Agency – No objection

5.4 DfC HED Historic Buildings – No objection subject to conditions

5.5 DfC HED Historic Monuments - No objection

5.6 DAERA Regulation Unit – No objection subject to conditions

5.7 DAERA Water Management Unit – No objection

5.8 DAERA Natural Environment Division – No objection subject to conditions

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

6.2 BCC Conservation Officer – No objection subject to conditions

6.3 BCC Tree Officer - No objection subject to conditions

6.4 BCC Local Development Team – Issues raised

7.0 Representations

The application has been neighbour notified and advertised in the local press. One objection was received from 196 Stranmillis Road. The issues raised were as follows:

- The proposed building will impact upon the setting of Riddell Hall. This is addressed in paragraphs 9.7 – 9.11 and assessed against the relevant planning policy and guidance, ie policies BH11 and BH 12 of PPS 6
- Drawings do not show the levels of the adjoining Stranmillis Road.
- Massing.
- Noise and pollution. The authoritative body on noise pollution as well as air pollution, BCC Environmental Health responded to consultation with no objection to the proposal subject to the addition of a Condition requiring the submission of an air quality assessment should the Applicant wish to heat the building by means of ground sourced geothermal heating technology.
- Loss of daylight – see paragraph 9.9 below.
- Proposed educational use within a residential area creating an imbalance within the Stranmillis Conservation Area. The principle of use is addressed within paragraphs 9.4 – 9.6

7.1 All the above issues are addressed within the main assessment of the report in line with current planning legislation and guidance. At the time of writing, no further written representations have been received following re neighbour notification of amendments received and published on the Public Planning Portal on 16/04/20.

8.0 Other Material Considerations

8.1 Parking Standards

8.2 Stranmillis 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 unzoned within BUAP and sited within the development limits of Belfast. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and within the Stranmillis Conservation Area, and the Stranmillis Local Landscape Policy Area. The area is zoned as an Uncommitted Housing Site (SB 04/06) within draft BMAP 2015.

9.2 The proposed development is for the development of a new purpose-built teaching facility and associated/ancillary accommodation and works.

9.3 The key issues are:

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

9.4 Principle of development and loss of open space

The site is within the development limits of Belfast in BUAP, and both versions of Draft BMAP (2004 and 2014). The site is unzoned on BUAP, however is zoned as an uncommitted housing site within both versions of Draft BMAP. Draft BMAP, published in 2004, zoned this as SB 03/13, whereas the later zoned it as SB 04/06. BCC LDP team stated that the site is an existing housing monitor site under reference 11333. The site capacity is based on the previous approval, of 14 dwellings. The 2018/19 housing availability monitor identifies 212 sites within a 1.5km radius walking distance where development has not been commenced, offering a combined capacity for 1345 residential units. They note that whilst there would appear to be sufficient land supply for residential use within the area, the reduction in that supply should form a material consideration. Since the proposal is contrary to the draft zoning the Agent submitted evidence justifying the proposal. It is considered that the zoning was based on a historic approval for housing (14 units) and QUB have confirmed that they own the land and have no intention of developing the site for housing. The site has a shared access with the existing educational facility and again the University would not facilitate access for non-educational use. On balance it is considered that educational use on the draft housing zoning is acceptable and would meet the educational needs of the university who own the site and not prejudice the emerging plan given the low housing number (14 units).

9.5 At the time of Public Inquiry the Department of Environment stated the housing zoning was based on a previous approval for 14 dwellings on the site, however there have been no approvals such as this since. The Planning Appeals Commission upheld the zoning for the reason that housing on this site would not undermine the use of Riddell Hall. The previous permission related to an outline application made under Z/1986/1865/O. No Reserved Matters application was submitted and no further application approved.

9.6 The principle of a development of this use in this location has already been established through its current use as an educational facility. Although the site is an area of open space it is not zoned as such in any plan, and as previously stated, zoned for development within the draft plan. Therefore it is unlikely to be considered as open space when it is zoned for development. The Agent states the site does not fall within the definition of 'open space' contained within Annex A of PPS 8 in that the site is within private ownership, with restricted access, and not visible from the public realm and therefore cannot be considered as having public value. On balance it is considered that the development of the site will represent a more productive use of the site and is not

contrary to OS 1 of PPS8. The principle of development is acceptable subject to the consideration of the planning issues discussed below.

9.7 Design and impact on the Conservation Area

The proposed building is of a contemporary design and does not replicate the existing buildings in terms of scale, form or massing. It is sited to the South within the proposed curtilage and is designed to largely respect the surrounding topography. The proposed main car park is adjacent in the same area as the existing hardstanding.

9.8 The proposed building displays 4 levels, with basement parking. The height, scale and massing are typical of the type of development proposed, an educational facility, and are acceptable for the size and scale of the site. The basement is accessed towards the east of the site from the main access into the proposed outdoor car park. The building can be accessed via two entrances, the main entrance from the proposed car park to the east, and the secondary one facing Riddell Hall itself to the north. The proposed roof is flat and sedum finished. There is a central courtyard within and fenestration is vertical.

9.9 Due to the topography of the site as well as the mature landscaping, which is afforded protection since this is within a Conservation Area, there are no public views of the site from the Stranmillis Road. The proposed building is at a much lower level than that of the existing building aiding integration into its surroundings. The objector raised an issue regarding the potential for loss of daylight. The proposed building is sited approximately 80m to the closest dwelling on the eastern side of the Stranmillis Road. This is considered a more than adequate separation distance and on this basis it is considered that the proposals would not result in an unacceptable loss of light to any of the residential dwellings along Stranmillis Road. The proposed green roofing ensures views from upper levels of the main building will display natural surfaces, to further integrate the proposal into the site itself.

9.10 Although of a modern design the building does take strong material references from Riddell Hall, including the use of red brick and architectural cast stone (samples of which are to be agreed prior to the commencement of development). The proposed scale, massing and design are considered acceptable for the site and the surrounding area.

9.11 The BCC Conservation Officer offered no objection to the proposal subject to conditioning the written agreement of proposed materials prior to commencement of development should the development be granted permission. Therefore the proposal is considered acceptable having regard to Policy BH12, New Development in a Conservation Area, of PPS 6.

9.12 Impact on Built Heritage

As stated previously the site is listed as a supplementary site on DAERA's Register of Parks, Gardens and Demesnes of Special Historic Interest. Supplementary sites are those parks, gardens and demesnes which retain distinctive elements of their original form, and therefore HED Historic Monuments were consulted. Having reviewed the Archaeological Impact Assessment submitted they responded with no objections to the proposed scheme. They stated due to the level of previous site disturbance, and the fact that all mature planting and root zones are to be protected, and with additional softening of the scheme with augmented planting, HED (Historic Monuments) advises

that no further archaeological mitigation is required and is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

9.13 As stated previously the application site is located within the setting of two listed buildings, and therefore HED Historic Buildings were consulted. The primary policy considerations are set out in Policy BH11 of PPS 6 which provides the policy on development affecting the setting of a listed building. It states that the Department will not normally permit the development which would adversely affect the setting of a listed building.

9.14 With respect to BH11 (c) the nature of the proposed use is already established within the listed building itself. HED responded to consultation initially raising concerns regarding a number of details regarding the proposed materials, as well as a number of design issues. The overall scale, height, massing and alignment were acceptable in their view and therefore, with photomontages confirming this and therefore the development satisfies BH11 (a) of PPS 6.

9.15 Following dialogue with the Agent and Applicant and assessment of amendments HED's concerns were addressed regarding the materials and techniques to be used, although they have requested that samples will be submitted and agreed in writing prior to the commencement of works, satisfying BH11 (b) They responded to consultation on 06/05/20 with no objections subject to conditions, largely relating to the finishes for the flat roof as well as the agreement of external materials. The proposal therefore is considered acceptable with regard to SPPS and PPS 6 policy requirements in relation to the setting of the listed buildings.

9.16 Impact on natural heritage

DAERA Natural Environment Division confirmed the site is within 3km of a number of designated sites/priority habitats, and priority species can all be found within that radius, for example bats, badgers and wild birds. A preliminary Ecological Appraisal was submitted as part of the application.

9.17 NED responded stating they were content that the proposed development is unlikely to impact the biodiversity value of the woodland provided the woodland area is fenced and protected during construction. The badger survey noted a number of badger setts, one to be permanently closed and one temporarily. Whilst NED have no objection to this, subject to the Applicant gaining a wildlife licence, they have suggested a condition to be attached to any Decision Notice requiring the badger setts to be fenced and protected during the construction phase.

9.18 A lighting plan was requested and submitted, to ensure that the proposed development does not significantly impact the local bat population. NED confirmed this was the case in their response dated 04/02/20. Therefore the proposal satisfies PPS 2 requirements.

9.19 Access, movement, parking and transportation, including road safety

Car and cycle parking are provided in the proposed basement parking, and car parking solely outside to the east of the site. A total of 42 cycle spaces, all within the basement, and a total of 74 car parking spaces are provided. Of the 74 car parking spaces, 51 of these are provided on the surface level car park (35 as existing) and 23 are located

within the basement. The basement displays 4 disabled spaces within that. Parking Standards recommends 39 car parking spaces for the proposed development, and therefore the total number falls within guidance. The site also benefits from a high level of pedestrian accessibility to local public transport

9.20 A Transport Assessment Form as well as the QUB Travel Plan Strategy were submitted. The scale of development and transport implications of the proposal were assessed by DFI Roads and considered to be acceptable. They responded to consultation with no objection subject to conditions should approval be granted. The proposal is considered acceptable when assessed against PPS3.

9.21 Landscaping

The secluded character of Riddell Hall is achieved by the mature tree planting around the site, helping act as a natural screen. As the site is located within Stranmillis Conservation Area these trees are afforded protection. Detailed tree surveys as well landscaping plans were submitted for consideration.

9.22 Tree planting is proposed to the north of the proposed building on the open grassed lawn; within the car park; and 3 trees within the internal courtyard. To facilitate the development a relatively small number of trees are proposed to be removed, from the tree survey, approximately 9 – 12 trees, 5 of which are surveyed to be in a poor condition and considered to be felled due to health and safety concerns. To compensate for the tree loss, and to assist with future integration of the building into the surrounding landscape approximately 50 mixed species of trees are proposed ranging between heavy standard to semi-mature within the site. This will result in an overall net gain in tree cover, aiding integration of the proposed development into its surroundings but also aiding biodiversity. Following consultation with BCC landscape officers they responded with conditions to be included should an approval be granted.

9.23 Flood risk

Since the proposal's site area is greater than 1 hectare Policy FLD 3 of PPS 15 applies. A Drainage Assessment, an updated Drainage Assessment, as well as a report entitled "Existing Ponds and Earth Embankment Visual Observations", have all been submitted and sent to DFI Rivers Agency for comment. They responded with no objection in relation to the Drainage Assessment, however they emphasised that The private soakaways or SuDS proposed have no outlet and drainage is via percolation through the soil strata. The effectiveness and function of the proposed attenuation method is reliant on the soakaways or SuDS system being designed and constructed in accordance with the correct industry specifications and having a long-term maintenance programme in place to ensure its ongoing function. Details of this can be conditioned to be submitted and agreed with the Planning Authority prior to commencement of development. On consultation NI Water Ltd also stated no objection to the proposal. The proposed development is considered acceptable with respect to flood risk and drainage.

9.24 Other environmental matters

A Preliminary Risk Assessment was 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 standard conditions to be included should contamination be discovered during the course of construction 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 BCC Environmental Health expressed no concern regarding the potential impact on air quality from the evidence presented within the Transport Assessment Form. The Design and Access Statement made reference to the proposed method of heating for the building, as ground sourced geothermal heating technology. Whilst welcoming this approach Environmental Health noted it was unconfirmed as yet and therefore suggested a condition to be attached requiring the submission of an air quality assessment should the Applicant wish to go ahead with this method.

9.27 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.

9.28 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. 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 subject to no new substantive planning issues being raised by consultees and third parties.

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. Prior to commencement of works on site, samples of the wet-cast concrete /stone shall be submitted to and agreed in writing by the council in conjunction with HED.

Reason: To protect the essential character of the listed building.

3. Prior to installation of the base panel below ground floor windows on the north and east elevations, a full scale mock-up of this detail shall be erected on site for agreement in writing by the council in conjunction with HED.

Reason: To protect the essential character of the listed building.

4. Prior to installation of services, the exact width, depth and height of roof-top mechanical and electrical equipment shall be submitted to and agreed in writing with the council in conjunction with HED.

Reason: To protect the essential character of the listed building.

5. Prior to commencement of works in site, samples of the following materials shall be submitted to and agreed in writing by the council in conjunction with HED:

- a. Facing brick;
- b. Window frames, full scale mock-up including operable vents and louvers;
- c. Metal balustrading; and
- d. Hard landscaping materials.

Reason: To protect the essential character of the listed building.

6. Prior to installation of external lighting and signage, a detailed layout plan with accompanying key and samples of fittings shall be submitted to and agreed in writing by the council in conjunction with HED.

Reason: To protect the essential character of the listed building.

7. All soft landscaping works shall be carried out in accordance with the approved details on Drawing Numbers 16A and 20, received on 13th March 2020. The works shall be carried out prior to the use of the building for unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

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

8. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by Belfast City Council.

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

9. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. Please inform of council when all fencing is installed to carry out a site inspection for the condition to be discharged.

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

10. If roots are accidentally damaged the tree council must be notified and given the opportunity to inspect the damage before it is covered over.

Reason: To ensure the protection of, and the continuity of amenity afforded by existing trees / hedging.

11. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA of existing trees to be retained.

12. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

13. The development shall not become operational until hard surfaced parking areas have been fully provided and permanently marked in accordance with the approved plans. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

14. The development shall operate in accordance with the Travel Plan.

Reason: To encourage alternative modes of transport to the private car.

15. In the event that a combustion plant is to be installed in the hereby permitted development as an alternative to the proposed ground sourced geothermal heating technology, and the NOX emission rates associated with the combustion plant is greater than 5mg/sec, then an air quality impact assessment must be submitted to Belfast City Council for review and approval in writing.

Reason: Protection of human health and air quality

16. Prior to the commencement of operation of the proposed cafe a proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1m above the main eaves height and it should be directed away from nearby offices

Reason: Protection of amenity

17. 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, 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. This strategy 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, as applicable.

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

18. After completing the remediation works under Condition 17 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, 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.

19. No development activity, including ground preparation or vegetation clearance, shall take place until protection zones, clearly marked with posts joined with hazard warning tape, has been provided around each badger sett entrance at a radius of 25 metres as shown on Figure 5a, of the badger survey report. No works, vegetation clearance, disturbance by machinery, dumping or storage of materials shall take place within the protection zone without the consent of the Planning Authority/unless an appropriate Wildlife Licence has been obtained from NIEA.

Reason: To protect badgers and their setts on the site.

ANNEX

Date Valid	18th October 2019
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Date First Advertised	8th November 2019
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Date Last Advertised	
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Details of Neighbour Notification (all addresses)

1 Mount Pleasant, Belfast, Antrim, BT9 5DS
186 Stranmillis Road, Belfast, Antrim, BT9 5DT
196, Stranmillis Road, Belfast, Antrim, Northern Ireland, BT9 5DT
198 Stranmillis Road, Belfast, Antrim, BT9 5DT
1a - f, Stranmillis Court, Belfast, Antrim, BT9 5EU
2 Mount Pleasant, Belfast, Antrim, BT9 5DS
2a - f, Stranmillis Court, Belfast, Antrim, BT9 5EU
3a - f, Stranmillis Court, Belfast, Antrim, BT9 5EU
The Gate Lodge, 185 Stranmillis Road, Belfast, Antrim, BT9 5EE

Date of Last Neighbour Notification	26th February 2020
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Planning History

Ref ID: Z/1979/0358

Proposal: RENEWAL OF PERMISSION FOR ARTS CENTRE AND ANCILLARY OFFICES

Address: 181A STRANMILLIS ROAD

Decision:

Decision Date:

Ref ID: LA04/2019/2442/F

Proposal: Development of a new purpose-built teaching facility and associated/ancillary accommodation and works

Address: Lands at Riddell Hall, 185 Stranmillis Road, Belfast, BT9 5EE,

Decision:

Decision Date:

Ref ID: LA04/2019/1581/PAN

Proposal: Development of new purpose built facility to provide additional teaching space and associated/ancillary accommodation.

Renovation work to Riddell Hall (listed building) resulting from the displacement of current facilities to new proposed accommodation.

Address: Riddell Hall, 185 Stranmillis Road, Belfast, BT9 5EE.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2019/1101/DETEI

Proposal: Purpose built facility to purpose built facility to provide teaching space and associated/ancillary accommodation.

Address: Riddell Hall, 185 Stranmillis Road, Belfast, BT9 5EE.,

Decision: NRES

Decision Date:

Ref ID: LA04/2017/0077/CONTP

Proposal: Remove three dead hawthorn trees.

Address: Riddle Hall, 185 Stranmillis Road, Belfast,

Decision: CG

Decision Date:

Ref ID: LA04/2016/1800/CONTP

Proposal: Works to trees in CA

Address: Riddell Hall, Queen's University, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2017/2458/CONTP

Proposal: Removal of fallen tree

Address: Riddle Hall, 185 Stranmillis Road, Belfast, BT9 5EE,

Decision: CG

Decision Date:

Ref ID: LA04/2017/2703/PAN

Proposal: Redevelopment of existing all weather playing field to provide new 3G flood-lit pitch, new flood-lit multi use games area (MUGA pitch), renovation of existing out-buildings to provide new changing accommodation, car parking and associated access arrangements.

Address: Land including and adjacent to, the existing all weather sports pitch at, Stranmillis University College, Stranmillis Road, Belfast, BT9 5DY.,

Decision: PANACC

Decision Date:

Ref ID: Z/2009/0315/LB

Proposal: Refurbishment to existing building, new build Teaching Facilities linked to west of Riddell Hall, new build Office Building, car parking, landscaping and associated operational development including amendments to entrance from Stranmillis Road (amended scheme).

Address: Riddell Hall, 185 Stranmillis Road, Belfast, BT9 5EE

Decision:

Decision Date: 30.11.2009

Ref ID: Z/2009/0309/F

Proposal: Refurbishment to existing building, new build teaching facilities linked to west of Riddell Hall, new build office building, car parking, landscaping and associated operational development including amendments to entrance from Stranmillis Road (Amended Scheme).

Address: Riddell Hall, 185 Stranmillis Road, Belfast, BT9 5EE

Decision:

Decision Date: 30.11.2009

Ref ID: Z/2000/0868/F

Proposal: New lighting installation along existing roadways.

Address: Riddell Hall, 185 Stranmillis Road, Belfast

Decision:

Decision Date: 06.07.2000

Ref ID: Z/2000/0869/L

Proposal: Installation of 5m street lighting (Listed Building Consent)

Address: Riddell Hall, Stranmillis Road, Belfast

Decision:

Decision Date: 07.07.2000

Ref ID: Z/1976/1105

Proposal: CAR PARK

Address: 181A STRANMILLIS ROAD

Decision:

Decision Date:

Ref ID: Z/1999/0269

Proposal: Proposed alterations to access gates and adjoining wall (Listed Building Consent)

Address: RIDDELL HALL STRANMILLIS ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1999/0270

Proposal: Residential development comprising 14 no. terraced townhouses (Outline Application)

Address: RIDDELL HALL STRANMILLIS ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1999/0929

Proposal: Construction of Radio Base Station

Address: STRANMILLIS COLLEGE STRANMILLIS ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1990/0655

Proposal: Housing development (Renewal of permission)

Address: RIDDELL HALL GROUNDS, STRANMILLIS ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/2004/0726/F

Proposal: Erection of fencing

Address: Riddell Hall, 185 Stranmillis Road, Belfast, BT9 5EE

Decision:

Decision Date: 30.03.2005

Ref ID: Z/2003/1172/F

Proposal: Alteration work to improve disabled access to existing University buildings and facilities

Address: Queens University Belfast, Nos. 2 and 4 Lennoxvale, Belfast.

Decision:

Decision Date: 23.07.2003

Ref ID: Z/2003/2410/F

Proposal: Alterations to provide new disabled access.

Address: Queens University Belfast, Riddell Hall, Stranmillis, Belfast, BT9 5EE

Decision:

Decision Date: 20.01.2004

Ref ID: Z/2003/2408/LB

Proposal: Alteration work to provide new disabled access.

Address: Queens University Belfast, Riddell Hall, Stranmillis Road, Belfast, BT9 5EE

Decision:

Decision Date: 20.01.2004

Ref ID: Z/2013/0957/LBC

Proposal: Completion of windows refurbishment to include installation of slimlite thin double glazed units

Address: Riddell Hall, 185 Stranmillis Road, Belfast, BT9 5EE,

Decision: CG

Decision Date: 15.10.2013

Ref ID: Z/1999/0510

Proposal: Proposed alterations to access gates and adjoining wall

Address: Riddell Hall Stranmillis Road Belfast BT9

Decision:

Decision Date: 10.12.1999

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: