

**Development Management Officer Report
Committee Application**

| Summary | |
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| Committee Meeting Date: Tuesday 18 th August 2020 | |
| Application ID: LA04/2020/0010/F | |
| Proposal: Aquarium, car parking and associated infrastructure. | Location: Lands to the South East of Titanic Hotel North East of Bell's Theorem Crescent and South West of Hamilton Road Belfast |
| Referral Route: Major Application | |
| Recommendation: | Approval |
| Applicant Name and Address: ReefLive Ltd 151 South Croxted Road London SE21 8AX | Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE |
| <p>Executive Summary:</p> <p>This application seeks full permission for an Aquarium on lands at Queen's Road. The proposal will include landscaping, car parking and public realm in addition to the Aquarium building.</p> <p>The site is on un-zoned (white land) within the Harbour Area in the Belfast Area Urban Plan (BUAP) 2001. It is located within the development limits of the City in the draft Belfast Metropolitan Area Plan (dBMAP) with within BHA01 mixed use development zoning. The site is also located within Phase 2 of the Titanic Quarter as identified in the overall development framework for the area. The site is:</p> <ul style="list-style-type: none"> - Within an Area of Mineral Constraint - Adjacent to a National Designated Site (Inner Belfast Lough Area of Special Scientific Interest); - Adjacent to two European Designated Sites – Belfast Lough Special Protection Area (SPA) and Belfast Lough Open SPA; - Adjacent to an International Designated Site Belfast Lough Ramsar Site - Adjacent to BHA10 Local Landscape Policy Area (LLPA) <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the proposed use at this location • Scale, massing and design • Traffic, movement and parking • Landscape and visual assessment • Amenity and public realm • Habitat Regulations Assessment • Drainage and Flooding • Contaminated Land • Pre-Application Community Consultation Report • Economic benefits • Developer contributions | |

DfI Roads, Environmental Health, NIEA, Shared Environmental Services, Rivers Agency, NI Water, Historic Environment Division were all consulted in addition to the Council's Economic Development team, Tree Officer and City & Neighbourhood Services Landscape team. Their responses are detailed in the main body of the report. Consultees have no objections subject to conditions and confirm that the proposal will not adversely impact on amenity, human health, traffic or the adjacent listed building.

Thirteen representations were received. Ten letters of objection raised issues including traffic and travel, the impact on heritage both listed buildings and monuments, flooding, the technical capability of the proposed building to accommodate the proposed tanks, landscaping, the differences between the PAN and submitted application, the potential negative impact on the Portaferry aquarium and foul water sewage capacity. All the issues raised are considered in Section 7.0 of this report.

There were also three letters of support received welcoming inward investment, the educational potential of an aquarium, increased tourism and aiding economic recovery following the pandemic. The agent provided numerous documents of environmental clarification and the design was amended at the Council's request. All those whom made representations were re-notified on 30th June. As of the date of this paper, no further objections were received.

The submitted Pre-Application Community Consultation Report demonstrates 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 this Major application.

This application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.

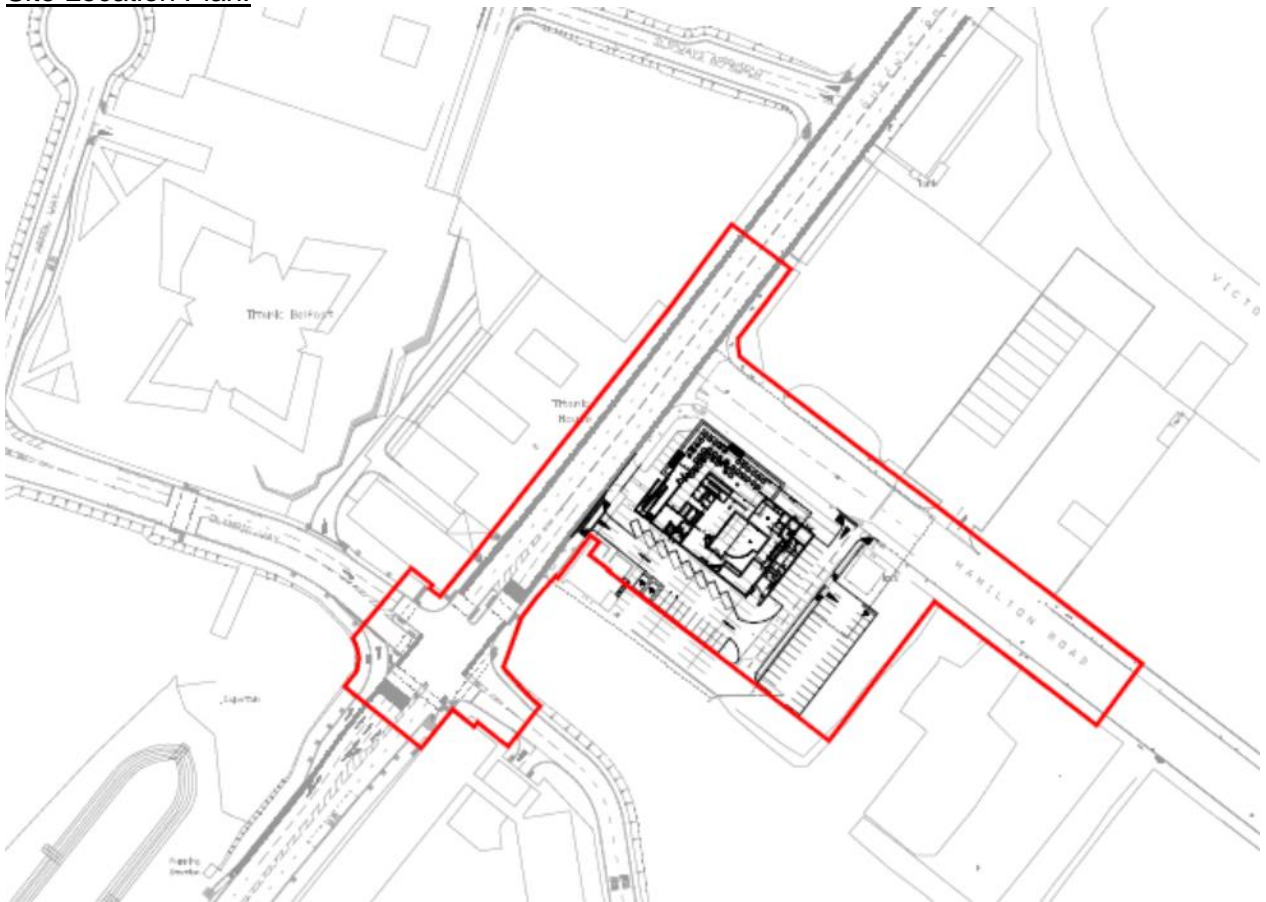
The proposed development is estimated to represent a construction cost of £10.4m and is estimated to generate approximately 80-100 jobs during construction and 51 full time jobs once operational.

Recommendation:

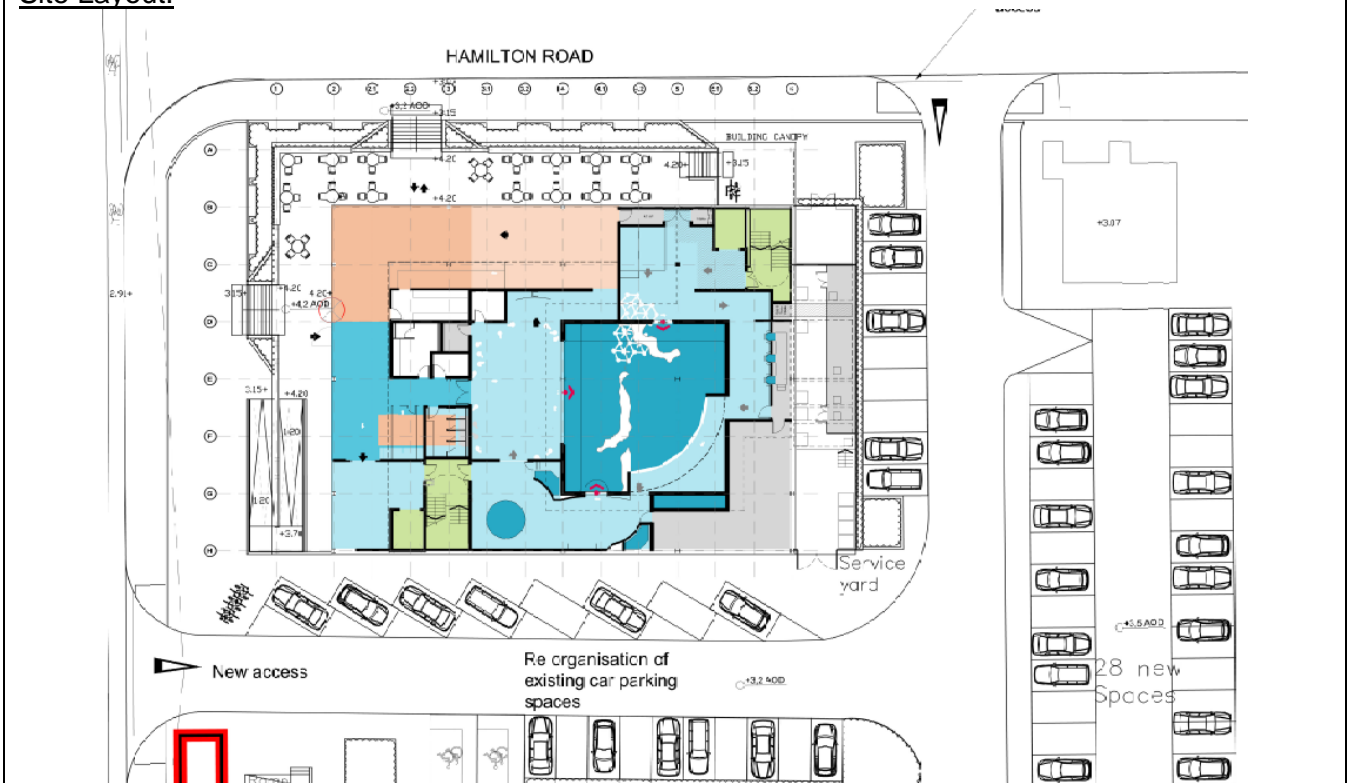
Having regard to the Development Plan and other material considerations, including the issues raised by the representation, the proposal is considered and approval of planning permission is recommended with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.

Case Officer Report

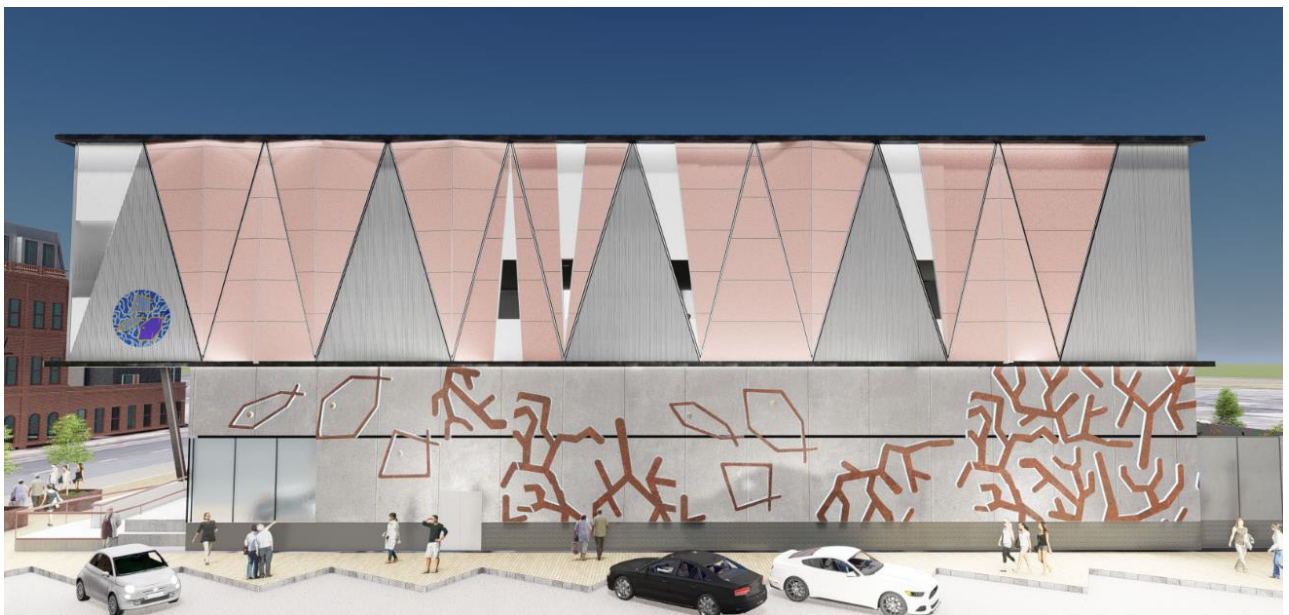
Site Location Plan:



Site Layout:



3D Visuals:



| Characteristics of the Site and Area | |
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| 1.0 | Description of Proposed Development |
| 1.1 | Full planning permission is sought for a purpose-built aquarium and surrounding associated works. |
| 1.2 | <p>The proposal will comprise a 2 storey building of 2,858 sq. m floorspace comprising the following:</p> <ul style="list-style-type: none"> - Ground Floor with a ticketing area; a small retail area, a café with external seating area, a Coral Reef Ocean tank, ancillary office and staff areas; exhibition areas; • an outdoor seating area for the aquarium café; - yard/circulation space; - a one way vehicular access system with access provided via the existing access point at Hamilton Road and egress provided via a new vehicular access point onto Queens Road; - A mezzanine floor with a servicing zone for the operation of the aquarium, an area for a tour of the Life Support equipment as a separate attraction; - A first floor with the majority of the exhibition spaces which will include 5 zones (Ireland, Deep Ocean 6, Azores, Pacific, Arctic) and an education room; - Roof with plant and machinery; - Parking and public realm |
| 1.3 | The function of the building heavily impacts on its form as the requirements for temperature controlled tanks and live aquarium displays that recreate international marine environments accompanied by digital, audio-visual and augmented reality all rely heavily on artificial lighting which restricted the need for window openings across all facades. |
| 1.4 | <p>The overall design and form can be summarised as:</p> <ul style="list-style-type: none"> - A ground floor which on the western front elevation and northern side elevation contains the most vibrancy, glazing and light. Whilst the front elevation is entirely articulated with the entrance and café, the side elevation on Hamilton Road contains a combination of glazed permeable sections and backlit coral relief. The proposed overhang along these two elevations will provide areas of shelter and a transition between the external public realm and internal visitor attraction. At night these glazed sections will also be illuminated. - The ground floor eastern elevation is a service zone for the building, enclosed by a decorative planted wall. The ground floor southern elevation runs alongside the parking area and this elevation has been enlivened by the use of backlit coral relief. - The composition of the upper floors takes the form of faceted projecting triangles of contrasting materials with a number of opportunities taken to cut in narrow triangular sections of glazing within bays to serve those internal ancillary rooms which do not form part of the visitor experience and are not sensitive to daylight penetration. Visually these faceted triangular sections will read as an extension of the splayed V shaped column structure at ground floor level. |
| 1.5 | In addition to the building above there are areas of public realm and landscaping. |
| 2.0 | Description of Site and Area |
| 2.1 | The area of the site is 1.4 hectares and currently comprises a surface level carpark. |
| 2.2 | The site is immediately bounded by Queens Road to the west and Hamilton Road to the north. There is a brownfield site to the east and there is some surface level parking and a single-storey detached restaurant building to the south. |

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| 2.3 | The western and northern boundaries are characterised by low walling and hedging whilst the eastern boundary has 2.2m palisade fencing. |
| 2.4 | The listed Titanic Hotel is immediately to the west and other land use in the wider area includes the Titanic Museum, the We Are Vertigo leisure facility and the Belfast Metropolitan College. The Exhibition Centre, Film Studios and businesses and apartments that were constructed as part of Titanic Quarter are also in the locality. |
| 2.5 | Levels are relatively flat throughout. |
| Planning Assessment of Policy and other Material Considerations | |
| 3.0 | Site History |
| 3.1 | Full details of all historical applications are provided at Annex A. Of particular relevance to this site are the following: |
| 3.2 | <p>Ref ID: LA04/2015/0057/F Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works Address: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road, Belfast, Decision: Temporary Permission Granted Decision Date: 08.07.2015</p> |
| 3.3 | <p>Ref ID: LA04/2016/0096/F Proposal: Amended Proposal to include additional internal ground floor dining and plant areas. Amendment to permission Z/2014/1555/F for refurbishment, part restoration, change of use and extension to listed former Harland & Wolff Headquarters Building and to provide 36no. additional bedrooms (120No. in total) in a new annex, including service area, covered terrace, ancillary uses and associated access and site works. Address: Former Harland And Wolff Headquarters Building and Drawing Offices, Queens Road, Belfast, BT3 9DU, Decision: Permission Granted Decision Date: 17.05.2017</p> |
| 3.4 | <p>Ref ID: LA04/2016/0097/LBC Proposal: Amendment to listed building consent application Z/2014/1580/LBC for refurbishment, part restoration, change of use and extension to the listed former Harland & Wolff Headquarters to provide 36no. additional bedrooms (120No. in total) in a new annex. including service area, covered terrace, ancillary uses and site woks, and including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including re-use of materials and installation of new materials (brickwork, cladding and joinery works). Address: Former Harland and Wolff Headquarters and Drawing Offices, Queens Road, Belfast, BT3 9DU, Decision: Consent Granted Decision Date: 25.05.2017</p> |
| 3.5 | <p>Ref ID: LA04/2016/1482/F Proposal: Temporary inflatable exhibition structure with associated surface car parking. Address: Site adjacent to, 7 Queens Road, Belfast BT3 9DT (Opposite 2 Queens Road Belfast), Decision: Permission Granted Decision Date: 20.06.2017</p> |

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| 3.6 | <p>Ref ID: LA04/2019/1636/F Proposal: Erection of hotel comprising 276 beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), landscaped public realm, car parking and associated site and road works. Address: Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road, Belfast., Decision Permission Granted Decision Date: 27.02.2020</p> |
| 3.7 | <p>Ref ID: LA04/2019/1783/PAN Proposal: Proposed aquarium and associated sea intake/outfall infrastructure. Address: Lands to the south east of Titanic Hotel, north east of Bell's Theorem Crescent and south west of Hamilton Road extending across Queens Road, Olympic Way and to meet Queens Island Wharf and the River Lagan., Decision: PAN Acceptable Decision Date: 01.08.2019</p> |
| 3.8 | <p>Ref ID: Z/2007/0298/F Proposal: College campus and ancillary uses including beauty salon, hairdressing salon, bar & restaurant together with access road, basement (& perimeter) car parking of 329 spaces, provision of new junction, upgrading of Queen's Road & associated site works. Address: Land east of Queen's Road and Hamilton Graving Dock, Queen's Island, Belfast Decision: Permission Granted Decision Date: 15.02.2008</p> |
| 3.9 | <p>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: Permission Granted Decision Date: 22.04.2008</p> |
| 3.10 | <p>Ref ID: Z/2008/1428/RM Proposal: Erection of Titanic Signature Building comprising cultural, assembly/leisure (Classes D1/D2), cafe/restaurant and ancillary retail uses (Class A1), a basement carpark, creation of Memorial Place public Realm and associated landscaping and site works. Address: Lands adjacent to listed former Harland & Wolff Headquarters and Drawing Offices and (including) west of Queen's Road, Queen's Island, Belfast. Decision: Permission Granted Decision Date: 05.12.2008</p> |
| 3.11 | <p>Ref ID: Z/2013/1509/F Proposal: Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station Address: Land East of Queen's Road and Northern Ireland Science Park, south of channel commercial park and west of Musgrave Channel Road, Queens Road, Queen's Island, Belfast, Decision: Permission Granted Decision Date: 12.08.2014</p> |
| 3.12 | <p>Ref ID: Z/2014/0173/F Proposal: Change of use from bank to restaurant with take away facility Address: Site adjacent to 7, Queens Road, Belfast (opposite 2, Queen's Road, Belfast) BT3 9DT,</p> |

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| <p>3.13</p> <p>3.14</p> | <p>Decision: Permission Granted Decision Date: 27.04.2015</p> <p>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: Permission Granted Decision Date: 06.11.2014</p> <p>Ref ID: Z/2014/1555/F Proposal: Conversion refurbishment, restoration, extension and minor demolition of the former Harland And Wolf Headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities, and other ancillary accommodation including plant and storage areas, communal areas together with associated access and site works. Tourist facilities to include guided tours. Address: Former Harland and Wolf Headquarters Building and Drawing Offices, Queens Road, Queens Island, Belfast, BT3 9DU, Decision: Permission Granted Decision Date: 08.07.2015</p> |
| 4.0 | Policy Framework |
| 4.1 | <p>Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (Draft BMAP 2015) Draft Belfast Metropolitan Plan 2004 Developer Contribution Framework (2020)</p> |
| 4.2 | <p>Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland (SPSS) Planning Policy Statement 2 (PPS 2) – Planning and Nature Conservation Planning Policy Statement 3 (PPS 3) - Access, Movement and Parking Planning Policy Statement 4 (PPS 4) – Planning and Economic Development Planning Policy Statement 6 (PPS 6) – Planning, Archaeology and the Built Heritage Planning Policy Statement 13 (PPS 13): Transportation and Land Use Planning Policy Statement 15 (Revised) (PPS 15) - Planning and Flood Risk Planning Policy Statement 16 (PPS 16): Tourism</p> |
| 5.0 | <p>Statutory Consultees Transport NI – no objection subject to conditions and informatives Rivers Agency – no objection subject to informatives NIEA Water Management Unit – no objection subject to conditions and informatives NIEA Land, Soil, and Air – no objection subject to conditions and informatives NIEA Natural Environment Division – no objection conditions and informatives NIW – No objection subject to receipt of further information on water usage Shared Environmental Services - no objection subject to conditions and informatives Historic Environment Division - no objection subject to conditions and informatives</p> |
| 6.0 | <p>Non-Statutory Consultees Environmental Health BCC – no objection subject to conditions and informatives Tree Officer BCC – content that the landscaping proposals are appropriate subject to condition City and Neighbourhood Landscape Team BCC – no objection Economic Unit – No objections</p> |

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| | <p>7.0 Representations</p> <p>7.1 13 representations have been received.</p> <p>7.2 3 letters of support were received from the Belfast Chamber, Hospitality Ulster and the NI Science Festival. These letters stated the following reasons for support:</p> <ol style="list-style-type: none"> 1. The boost to tourism 2. Inward investment and job creation 3. The educational potential of an aquarium 4. The assistance in economic recovery with regards to the pandemic <p>7.3 10 letters of objections were received raising a number of issues:</p> <ol style="list-style-type: none"> 1. Traffic congestion, movement and parking 2. Water capacity and foul sewage capacity 3. Lack of consultation with NI Science Park 4. Differences between the PAN and submitted application 5. Issues of invasive micro-organisms which may enter the water environment 6. Design and impact on the listed building 7. The absence of an Archaeological Impact Assessment 8. Flooding and whether exception test a) or b) applies 9. Insufficient landscaping 10. The engineering capabilities in terms of the building and proposed tanks 11. The impact of this aquarium on Exploris <p>7.4 The issues of objection have been considered as follows:</p> <ol style="list-style-type: none"> 1. DfI Roads are the competent authority dealing with traffic, access and parking matters and they have stated in their response that 'Following detailed consideration of the submitted Transport Assessment and further supporting information DfI Roads considers the impact of the development falls within previously agreed parameters and that the impact on the surrounding network is acceptable and have no objections. 2. NI Water were re-consulted with the objections and additional information provided by the agent. NIW confirm that there is 'an extensive public water distribution network within the Belfast Harbour Estate' which 'serviced many thousands of employees' in the shipyards in the 1960s and have no objections in principle to the proposed development. NIW state that the applicant should undertake a full water assessment at the earliest opportunity. Whilst this is standing advice and not a requirement of planning, the agent has pointed out that the shadow Habitats Regulation Assessment contains the water usage information on page 35 and NIW have been re-consulted with this information. NI Water have requested further information in relation to water usage but have advised that this is a resolvable issue and that they have no objections in principle. NIW have confirmed that there is storm sewer and foul sewer infrastructure within the vicinity which is owned by Belfast Harbour Commissioners. The Applicant will need to obtain permission to discharge to this foul sewer. 3. Appropriate Pre-Community Consultation was undertaken in line with legislative requirements. 4. The red line for the PAN and full applications differs in that the submitted red line was somewhat reduced as initially, the proposal included a seawater intake pipe and this has now been omitted. The Council does not view this as a significant or material change to the application and indeed, it is expected that following pre-application consultation that descriptions and parameters may be subject to change. Case law has confirmed that an application description does not have to slavishly follow that which was used during PAN as this would remove potential for the applicant to amend proposals having garnered information and opinions through the PAN process. |
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| | <ol style="list-style-type: none"> 5. NIEA and Shared Environmental Services were consulted and neither had objections to the proposal subject to appropriate conditions, informatives and standing advice. Both consultees requested a condition pertaining to the ultraviolet (UV) methods of treatment for the discharge of used seawater to ensure levels of treatment are adequate to remove marine non-native species from discharge water. 6. The design of the building has been amended following discourse with the Council and HED. Objectors were notified of the amendments and no further objections were received. 7. An Archaeological Impact Assessment was received and HED were consulted. HED have no objections subject to conditions. 8. In relation to PPS15 flooding issues, the applicant has stated exception test b) applies (new development within undefended floodplain areas) whereas the Council considers that exception test a) (which refers to previously developed land) applies. DfI Rivers have agree with this assessment, and following consideration of the Addendum Flood Risk and Drainage Assessment, they have no objections. 9. The Council requested additional landscaping details. This was provided and both the BCC Tree Officer and BCC Landscape Planning and Development Team have no objections subject to conditions. 10. The proposal will require full Building Control consent which will assess the structural issues referred to by the objector. 11. The Applicant has stated that they intend to work with Exploris for multi-ticketing and that the proposed exhibits will complement rather than compete with Exploris. Nonetheless, competition between premises would not be a material planning consideration. |
| <p>8.0</p> <p>8.1</p> <p>8.1.1</p> <p>9.0</p> <p>9.1</p> <p>9.1.2</p> <p>9.1.2</p> <p>9.1.3</p> | <p>Environmental Impact Assessment</p> <p>Upon receipt of the application, an EIA screening assessment was carried out which was informed by PAD consultation responses and all submitted information for the full application. Having taken into account all relevant considerations, including the nature of the proposal and site location, it was determined that an Environmental Statement was not required.</p> <p><u>ASSESSMENT</u></p> <p><u>Development Plan</u></p> <p>Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.</p> <p>Following the Court of Appeal decision on Belfast Metropolitan Area Plan in May 2017, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 had reached pre-adoption through a period of independent examination, the policies within it 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. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.</p> <p>Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the main areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.</p> |

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| 9.1.4 | Draft BMAP identifies a 91.11 ha site (Zoning BHA 01) for mixed use development called Titanic Quarter. There is a requirement that development of the site be permitted in accordance with an overall comprehensive masterplan for Titanic Quarter. The Titanic Quarter is divided up in to 7 zones with the application site being located in Zone B. The amended Zoning BHA 01 Titanic Quarter states that the 7 zones shall be incorporated into the overall masterplan for Titanic Quarter and sets out criteria for each of the 7 zones. |
| 9.1.5 | Within Zone B light industrial uses and dwelling houses are acceptable land uses and it is stated that building heights shall be a minimum of 2 storeys and a maximum of 4 storeys with a landmark building of up to 10 storeys 'will be appropriate'. The height of the proposal meets this criteria. The aquarium use is considered to be appropriate for this sustainable site adjacent to existing leisure and tourism uses in the area including a hotel, museum and exhibition centre. |
| 9.2 | <u>The principle of the proposed use at this location</u> |
| 9.2.1 | The site is located within the development limits of draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below. |
| 9.2.2 | The proposal is to be sited on an underutilised brownfield site which is currently used as a surface level car park. The redevelopment of this site with a sustainable land use is appropriate and welcomed. The proposed use is considered appropriate in its context as outlined in Para 9.1 above. |
| 9.3 | <u>Economic Principles and impacts of the Proposal</u> |
| 9.3.1 | Paragraphs 4.18 and 4.22 of the SPPS state that planning authorities should take a positive approach to appropriate economic development proposals and pro-actively support and enable growth generating activities. |
| 9.3.2 | The application was supported by an Employability and Skills Assessment (ESA) which was considered by the Council's Economic Development team. The ESA estimates that the estimated construction cost will be £10.416 million and will generate 80-100 jobs. It is also estimated that there will be an opportunity for two student placements and a number of apprenticeships. |
| 9.3.3 | Once operational, it is anticipated that the proposal will generate 51 new jobs (FTE). It is also intended to create places for two student placements on an on-going basis and in due course, 2-3 apprenticeships |
| 9.3.4 | Given the uncertain economic climate, the Economic Development Team view that it is unlikely that the development will give rise to skills or labour shortages within this sector. Therefore no Employability and skills related Developer Contributions Section 76 clauses were be required for this phase of the development. |
| 9.3.5 | In terms of the operational phase of the development, it is unlikely that skills shortages will be experienced in the retail or hospitality industries, the job creation is not of a scale that would impact on skills shortages in existing sectors or the labour market. Therefore no Employability and skills related Developer Contributions Section 76 clauses was required for this phase of the development. |
| 9.4 | <u>Scale, Massing and Design</u> |

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| 9.4.1 | <p>The massing of the proposal is moderate in comparison to the surrounding area. The Urban Design Officer notes that 'The grade B+ listed Titanic Hotel has provided much of the context with respect to the scale, height and massing of the proposed scheme. While the height of the Aquarium has been raised marginally in more recent design iterations, so as to provide an extended parapet in an effort to conceal the proposed rooftop plant behind, its upper parapet height equates to the upper parapet of the Titanic Hotel (18.10m AOD) directly opposite. It is noted that the proposed roof top plant on the Aquarium rises by a further 0.7m to a maximum building height of 18.80m AOD, however this has been deliberately set back from all four elevations of the building and will not be visible from street level. It is noted that the more recent 3F mansard addition to the Titanic Hotel rises above its parapet and would therefore exceed the height of the proposed Aquarium by around 2.2m, which accords with the general scale and heights of buildings increasing as you move west towards Titanic Belfast'.</p> |
| 9.4.2 | <p>The design of the proposal has evolved throughout the PAD and application processes. The Urban Design Officer notes that 'the listed Titanic Hotel has also played a role in relation to the articulation of the building. The primary structural grid of the Aquarium (9.0m) allows for secondary bay widths of 4.5m which equates approximately to the 4.35m bay widths of the listed building, with the undulating form of the facades nodding towards the finer detail of the drawing office building'.</p> |
| 9.4.3 | <p>The design of the building has been heavily influenced by the form of the use as an aquarium however a number of amendments to the design have been made to offset the lack of fenestration:</p> <ul style="list-style-type: none"> - Backlit laser cut coral relief along the side elevations - Creative lighting throughout the scheme - The provision of a mix of aluminium sinusoidal panels and rock panels with window glazing replacing rock panel sections at intervals where ancillary rooms are located - A final colour selection for the rock panels which will pick up on the sandstone of the Titanic Hotel opposite (warm muted copper tone). The final RAL colour will be conditioned to ensure appropriate consultation prior to construction. |
| 9.4.4 | <p>The scale, height and massing of the proposed building is considered appropriate to its context. The design evolution has delivered a proposal which is appropriate to the context especially with regards to the listed building.</p> |
| 9.5 | <u>Landscape and Visual Impact</u> |
| 9.5.1 | <p>The landscape proposals initially contained bitmac which was considered of insufficient quality by the Council. The agent provided some further clarification on this point:</p> <p><i>"<...> we acknowledge that bitmac finish is not a permanent finish to the footpath at Queen's road and Hamilton Road. As discussed, there are wider public realm proposals being developed up to and in the vicinity of this proposal and works involving the future upgrade/widening of Queen's Road. It follows that finishes to the footpaths would be temporary and sacrificial. It is therefore recommended that a condition is attached to the permission such that the finishes/materials of the footpath are agreed and implemented within three years of practical completion. Both Titanic Quarter Limited and Belfast Harbour Commissioners, in conjunction with reefLIVE have agreed in principal to this approach."</i></p> |
| 9.5.2 | <p>The Council considered the request for the approach as outlined above and it was decided that this would be acceptable on the following basis:</p> <ol style="list-style-type: none"> 1) That full interim and permanent landscaping plans be submitted for consideration 2) That the condition require full implementation of the permanent landscaping proposals within 3 years of operation |

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| 9.5.3 | Both the Council's Landscape Planning and Development Team and Tree Officer reviewed the planting and landscaping proposals. They are content with the proposals and the landscape planting and management plans will be conditioned accordingly. |
| 9.6 | <u>Natural Heritage and Conservation</u> |
| 9.6.1 | There are a number of important designations in the surrounding/wider area including: <ul style="list-style-type: none"> - Inner Belfast Lough Area of Special Scientific Interest (ASSI); - Belfast Lough Special Protection Area (SPA); - Belfast Open Water Special Protection Area (SPA); - East Coast Marine pSPA; and - Belfast Lough Ramsar Site |
| 9.6.2 | These designations are of international and national importance and are protected by Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) and The Environment (Northern Ireland) Order 2002. |
| 9.6.3 | PPS 2: Natural Heritage sets out planning policies for the conservation, protection and enhancement of our natural heritage. Development proposals are restricted where they are likely to impact upon the integrity of European or Ramsar sites as these are afforded the highest protection. Policies NH1, NH2, NH3, NH4 and NH5 apply. |
| 9.6.4 | Natural Environment Division (NIEA: NED), Coastal Development (NIEA: CD), Water Management Unit (NIEA:WMU) and Shared Environmental Services (SES) have considered the impacts of the proposal on designated sites. |
| 9.6.5 | NIEA: NED states that it has no concerns regarding the impacts of the proposal on designated or other natural heritage interests. |
| 9.6.6 | NIEA: CD has provided informatives regarding marine life and protections as well as a condition regarding the Ultraviolet (UV) methods of treatment for the discharge of used seawater. |
| 9.6.7 | NIEA: WMU has requested a Construction Environmental Management Plan. |
| 9.6.8 | SES has requested conditions regarding a final Construction Environmental Management Plan (CEMP) and a biosecurity plan detailing the UV methods of treatment for the discharge of used seawater. Subject to these mitigations, SES considers that the nature, scale, timing, duration and location of the project will not have an adverse effect on the site integrity of any European site. |
| 9.6.9 | Having regard to PPS 2, it is considered that the proposal meets the requirements of the relevant policies as outlined above. |
| 9.7 | <u>Contaminated Land</u> |
| 9.7.1 | The application is supported by a Phase 1 contaminated land report as well as a GQRA. The Environmental Health Service and NIEA Air, Land and Soil have reviewed these documents and have no objections subject to conditions. |
| 9.8 | <u>Habitats Regulation Assessment (HRA)</u> |
| 9.8.1 | This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service (SES) on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations. |

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| 9.8.2 | SES has stated that having considered the submitted Shadow HRA and the nature, scale, timing, duration and location of the project, it is concluded that, provided mitigation is conditioned as requested, the proposal will not have an adverse effect on site integrity of any European site. This is subject to two conditions regarding a final Construction Environmental Management Plan (CEMP) and a biosecurity plan detailing the UV methods of treatment for the discharge of used seawater |
| 9.8.3 | NIEA: CD also confirmed that it was content with the Shadow HRA which has been undertaken provided there was a condition regarding the UV methods of treatment for the discharge of used seawater. |
| 9.9 | <u>Traffic, Movement and Parking</u> |
| 9.9.1 | The proposal has been assessed against PPS 3 and PPS13. In assessing the proposal DfI Roads considered the following documents: Transport Statement, Transport Assessment, Transport Assessment Form, and a Travel Plan. |
| 9.9.2 | In their initial response, DfI Roads stated that 'The information from the Transport Assessment and from other aquarium sites in the UK and Ireland is being considered within the Department in the context of the daily trip generation and how the daily trips from this application contributes to the daily trip totals as they relate to the trigger point for infrastructure improvements given the infrastructure phasing in the current Transport Master Plan.' The initial response notes that access and parking provision is acceptable, the travel plan is acceptable and that provision must be made for secure cycle parking. |
| 9.9.3 | Following the submission of further information, in their second response DfI Roads stated "In light of the limited data available on aquariums of this size and to ensure a robust assessment DfI Roads would wish to see the Technical Note reflect a sensitivity test which includes an increase of 25%.in the final the trip rates". This information was provided and DfI Roads were re-consulted. In their final response they state 'Following detailed consideration of the submitted Transport Assessment and further supporting information, DfI Roads considers the impact of the development falls within previously agreed parameters and that the impact on the surrounding network is acceptable and that, therefore, the application is acceptable'. DfI Roads has no objections subject to conditions and informatives. |
| 9.10 | <u>Noise and Vibration</u> |
| 9.10.1 | The Environmental Health Service raised concern with the submitted Noise Impact Assessment with regards to potential construction noise impacts. As a result the agent provided a second document with clarification and further details. The Environmental Health Officer is content that this can be covered by the requirement of a Verification Report demonstrating that the Rating Level (dB LAr) of sound from all combined plant and equipment associated with the development does not exceed daytime and night-time background sound levels of 54 dB LA90 and 50 dB LA90 respectively at sound sensitive premises when determined in accordance with the assessment methodology outlined in BS4142:2014+A1:2019. In addition, they have requested a Construction Environmental Management Plan (CEMP), including a Noise Management Plan (NMP). Both the verification report and the CEMP and NMP are reflected in the recommended conditions. |
| 9.11 | <u>Air Quality</u> |
| 9.11.1 | An Outline Construction Environmental Management Plan (oCEMP) was submitted in support of the application. Further information was requested by BCC: EH with regards to air quality. Following submission of this information, BCC: EH has confirmed that this can |

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| | <p>be covered by a condition requiring full CEMP (also required by NIEA). In addition they have requested a condition to require submission of the technical specification of the proposed combustion plant including emission rates and flue termination heights and a further condition requiring compliance with the submitted Dust Management Plan.</p> |
| 9.12 | <u>Artificial Lighting</u> |
| 9.12.1 | A Lighting Strategy and Report was submitted in support of the application. Further information was requested by BCC: EH and additional design information was provided. Having considered the additional information, BCC: EH are content and no lighting conditions are required. |
| 9.12.2 | HED have requested a condition regarding lighting in order to ensure the proposals are not detrimental to the listed building. |
| 9.13 | <u>Flood Risk and Drainage</u> |
| 9.13.1 | PPS15: Planning and Flood Risk seeks to minimise and manage flood risk to people, property and the environment. The site is located outside the 1 in 100 year river flood plain and 1 in 200 year coastal flood plain. The proposal has been considered against Policy FLD 1 of the Revised PPS15 – ‘Development in Fluvial (River) and Coastal Flood Plains’. The Flood Hazard Map (NI) indicates that the development is partly affected by the coastal floodplain. Exception (b) applies as the land was previously developed. |
| 9.13.2 | Given that the site area exceeds 1ha, Policy FLD 3: Development and Surface Water Flood Risk Outside Flood Plains of PPS 15 applies. A Flood Risk and Drainage Assessment and further addendum was submitted in support of the application. |
| 9.13.3 | DfI Rivers were consulted and were content with the submitted information. |
| 9.13.4 | Northern Ireland Water (NIW) has been consulted on the proposal and confirmed that there is water and sewerage infrastructure in place, owned by Belfast Harbour Commissioners, to serve the development. However, NI Water has sought further detail water requirements but have no objection in principle. NIEA: WMU has no objection to the proposal subject to a condition for a final detailed CEMP. |
| 9.14 | <u>Amenity</u> |
| 9.14.1 | Paragraphs 4.11 and 4.12 of the SPPS states there are a wide range of environmental and amenity considerations including noise and air quality, which should be taken into account by planning authorities when managing development. |
| 9.14.2 | There are no residential units in the vicinity however the Titanic Hotel is immediately opposite the site. |
| 9.14.3 | Noise, air quality and lighting are all considered earlier in the report and BCC: EH has no objections subject to conditions. |
| 9.15 | <u>The impact of the proposal on nearby Listed Buildings</u> |
| 9.15.1 | Policy BH11 of Planning Policy Statement 6 (PPS6) relates to development affecting the setting of a listed building and is a material consideration as the Grade B+ Listed Building – Harland and Wolff Drawing Office (Titanic Hotel) is immediately opposite the site. The proposal is assessed against Policy BH11 as follows: |
| 9.15.2 | (a) The detailed design respects the listed building in terms of scale, height, massing and alignment; |

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| | <p>The height of the building has been designed to be cognitive of the important features of the Titanic Hotel building. The height of the proposed building matches the upper height of the parapet of the Titanic Hotel building. The design has been negotiated to move away from its more industrial ethos in the original submission to using warmer tones more reflective of the listed building. HED were consulted and are content that the proposals satisfy the policy requirements of Policy BH11 and Para 6.12 of the SPPS.</p> <p>The Urban Design Officer notes that ‘the listed Titanic Hotel has also played a role in relation to the articulation of the building. The primary structural grid of the Aquarium (9.0m) allows for secondary bay widths of 4.5m which equates approximately to the 4.35m bay widths of the listed building, with the undulating form of the facades nodding towards the finer detail of the drawing office building’.</p> |
| 9.15.3 | <p>(b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and</p> <p>The building materials have been amended to be more reflective of the character and tones of the listed building. The Urban Design Officer notes that the design has been influenced by the listed building in terms of rhythm and that the height is subservient to the listed building.</p> |
| 9.15.4 | <p>(c) The nature of the use proposed respects the character of the setting of the building</p> <p>The use as an aquarium will respect the character or setting of the listed building and is considered to be complementary to tourism uses in the locality.</p> |
| 9.16 | <u>Archaeology</u> |
| 9.16.1 | <p>Policy BH3 of Planning Policy Statement 6 (PPS6) relates to the requirements for Archaeological Assessment and Evaluation. An Archaeological Impact Assessment was submitted in support of the application. HED were consulted and noted that the AIA did not include their requirement for a structural engineer’s report to assess the potential impact of construction works upon Hamilton Dock and the Building Dock.</p> |
| 9.16.2 | <p>The agent subsequently provided additional clarification information and HED was re-consulted. HED advised by email that this matter can be dealt with by a negative condition which would ensure that the necessary details will be submitted and agreed prior to the commencement of works. A similar approach was followed for the planning permission for the Titanic Hotel. Delegated authority is sought for the final wording of this condition once the formal response from HED is received.</p> |
| 9.17 | <u>Pre-Community Consultation</u> |
| 9.17.1 | <p>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.</p> |
| 9.17.2 | <p>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.</p> <p>LA04/2019/1783/PAN was submitted to the Council on 17th July 2019 and was deemed to be acceptable on 1st August 2019.</p> |
| 9.17.3 | <p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report (PACC) to accompany the</p> |

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| | <p>planning application. A PACC Report has been submitted in support of this application which includes details of the public event, stakeholder meetings, social media campaigns, newspaper advertising, telephone hotline, leaflets and consultation website.</p> |
| 9.17.4 | <p>In total, more than 130 individuals took part by engaging with the project team, completing feedback forms or email contact. The consultation webpage had a total of 2,004 webpage views with 1326 user sessions. Feedback was strongly in favour of an aquarium in this location and in favour its design and layout. There were comments raised regarding parking and access, affordability of the experience for local people, the impact the proposal may have on Exploris, the design and outside space and animal welfare.</p> |
| 9.17.5 | <p>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.</p> |
| 9.18 | <p><u>Developer Contributions</u></p> |
| 9.18.1 | <p>Para 5.69 of the SPPS states that “Planning authorities can require developers to bear the costs of work required to facilitate their development proposals”.</p> |
| 9.18.2 | <p>The Developer Contributions Framework published by Belfast City Council in January 2020 sets out the circumstances whereby mitigation or management of the impacts of new development is required.</p> |
| 9.18.3 | <p>In the circumstances of the current site, it is not deemed necessary for the applicant to make a developer contribution as the landscaping, access arrangements and public realm are sufficient and appropriate to the proposal. The Economic Unit assessed the information provided by the applicant and are content that the job creation through construction and operation will support local people and operate without the requirement for a Section 76 agreement regarding employability and skills.</p> |
| 9.19 | <p><u>Statutory Consultation</u></p> |
| 9.19.1 | <p>The proposal was advertised on 17th January 2020.</p> |
| 9.19.2 | <p>Neighbours/objectors were notified on 14th January 2020 and 30th June 2020.</p> |
| 9.19.3 | <p>13 no representations were received and the issues raised are considered in detail above.</p> |
| 9.20 | <p><u>Conclusion</u></p> |
| 9.20.1 | <p>The proposal would have an acceptable impact on the landscape, traffic, surrounding land-uses and wider environment. It is considered that the proposal would result in wider economic benefit and job creation opportunities.</p> |
| 9.20.2 | <p>Having regard to the Development Plan and relevant material considerations, the proposal is considered acceptable and planning permission is recommended.</p> |
| 10.0 | <p>Summary of Recommendation:</p> |
| 10.1 | <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 third parties.</p> |

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| 11.0 | Conditions |
| 11.1 | <p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> |
| 11.2 | <p>No construction of the development hereby permitted shall commence unless full details of all lighting proposals has been submitted to and approved in writing by the Council.</p> <p>Reason: To respect the character of the setting of the building and ensure the proposal is compliant with Policy BH11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.</p> |
| 11.3 | <p>No construction of the development hereby permitted shall commence unless a Biosecurity Plan detailing UV treatment methods proposed has been submitted to and approved in writing by the Council.</p> <p>Reason: to minimise the impact of the proposal on marine habitats and species.</p> |
| 11.4 | <p>No construction of the development hereby permitted shall commence unless a Final Construction Environmental Management Plan detailing all Pollution Prevention measures has been submitted to and approved in writing by the Council. NIEA Water Management Unit require the CEMP 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. All construction and development thereafter must be in accordance with the approved Final Construction Environmental Management Plan.</p> <p>Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.</p> |
| 11.5 | <p>No construction of the development hereby permitted shall commence unless a suitable Groundwater Monitoring Plan has been provided to include monitoring prior, during and post development to identify any potential unacceptable risks to health and the water environment from unforeseen contamination disturbed by the development. All construction and development thereafter must be in accordance with the approved Groundwater Monitoring Plan.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> |
| 11.6 | <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks, as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> |
| 11.7 | <p>After completing the remediation works under Condition 11.6; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report must be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the</p> |

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| | <p>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 must present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> |
| 11.8 | <p>Reason: Protection of environmental receptors to ensure the site is suitable for use. The development hereby approved shall not become operational unless a Verification Report has been submitted to and approved in writing by the Council which demonstrates that all required remedial measures have been incorporated within the proposal. This report must demonstrate that the remediation measures outlined in the RPS Ireland Ltd report entitled 'Belfast Aquarium, Titanic Quarter, Generic Quantitative Risk Assessment (GQRA), ReefLive Ltd' (dated December 2019 and referenced IBR1180) have been implemented.</p> <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:</p> <p>The development has been provided with gas protection measures commensurate with the Characteristic Situation 2 classification of the site in line with BS 8485:2015+A1:2019. Gas protection measures must be verified in line with the requirements of CIRIA C735.</p> <p>Reason: Protection of human health.</p> |
| 11.9 | <p>Dust management measures, detailed within the Dust Management Plan, Appendix D of the Air Quality Impact Assessment, Belfast Aquarium, Titanic Quarter (December 2019) shall be implemented throughout the duration of the construction phase of the development.</p> <p>Reason: Protection of amenity.</p> |
| 11.10 | <p>No construction of the development hereby permitted shall commence unless the technical specification of the proposed combustion plant including emission rates and flue termination heights has been submitted to and approved in writing by the Council. The provided information must demonstrate that the proposal is to include low NOx gas boilers (4x120kW) as indicated within Air Quality Impact Assessment, Belfast Aquarium, Titanic Quarter (December 2019). Moreover, a location and height of a flue of the proposed boilers shall provide adequate dispersion of the emissions.</p> <p>Reason: Protection of Human Health</p> |
| 11.11 | <p>No construction of the development hereby permitted shall commence unless a detailed Construction Environmental Management Plan (CEMP), including a Noise Management Plan (NMP), has been submitted to and agreed in writing by Council. The Noise Management Plan shall pay regard to BS 5228:2009+A1:2014 Noise and Vibration Control on Construction and Open sites. The Plan shall be implemented as agreed.</p> <p>Reason: Protection of amenity.</p> |
| 11.12 | <p>The development hereby approved shall not become operational unless a Noise Verification Report has been submitted to and approved in writing by the Council. The Report shall demonstrate that the Rating Level (dB LAr) of sound from all combined plant and equipment associated with the development does not exceed daytime and night-time background sound levels of 54 dB LA90 and 50 dB LA90 respectively at sound sensitive premises when determined in accordance with the assessment methodology outlined in</p> |

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| 11.13 | <p>BS4142:2014+A1:2019 - Methods for rating and assessing industrial and commercial sound. The Rating Levels (dB LAr) shall be maintained at that level, or below, thereafter.</p> <p>Reason: Protection of residential amenity</p> <p>The development hereby approved shall not become operational unless a Verification Report has been submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RPS Ireland Ltd report entitled 'Belfast Aquarium, Titanic Quarter, Generic Quantitative Risk Assessment (GQRA), ReefLive Ltd' (dated December 2019 and referenced IBR1180) have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that: The development has been provided with gas protection measures commensurate with the Characteristic Situation 2 classification of the site in line with BS 8485:2015+A1:2019. Gas protection measures must be verified in line with the requirements of CIRIA C735.</p> <p>Reason: Protection of human health.</p> |
| 11.14 | <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health.</p> |
| 11.15 | <p>All soft landscaping works shall be carried out in accordance with the approved details on the Interim Landscaping Plan, Drawing Number 23A, published by the Council on 3rd August 2020. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p> |
| 11.16 | <p>All soft landscaping works shall be carried out in accordance with the approved details on the Long Term Landscaping Plan, Drawing Number 24, published by the Council on 3rd August 2020. The works shall be completed within 3 years of the operation of the development unless otherwise agreed in writing by the Council.</p> <p>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.</p> <p>Reason: In the interests of the character and appearance of the area.</p> |
| 11.17 | <p>The development hereby approved shall not become operational unless all boundary treatments have been carried out in accordance with the approved details - Proposed</p> |

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| | <p>Boundary Treatments, Drawing No 26 published by the Council on 3rd August 2020 and shall be permanently retained thereafter.</p> <p>Reason: In the interests of the character and appearance of the area.</p> |
| 11.18 | <p>The approved Landscape Management and Maintenance Plan, published by the Council on 29th June 2020, shall be implemented in full. Any changes or alterations to the approved landscape management arrangements must be submitted to and agreed in writing by the Council in advance</p> <p>Reason: To ensure a satisfactory appearance to the future development of the site and promote and protect the future landscaping of the site in a safe manner which shall not impact the future health and condition of all landscaping to be planted within the site.</p> |
| 11.19 | <p>No construction of the development hereby permitted shall commence unless a Final Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The Final CEMP shall contain all the environmental mitigation as detailed in the Outline Construction Environmental Management Plan completed by RPS Consulting, dated December 2019. All construction and development thereafter must be in accordance with the approved Final Construction Environmental Management Plan.</p> <p>Reason: To ensure that the applicant/appointed contractor is aware of and implements the appropriate environmental mitigation during construction phase.</p> |
| 11.20 | <p>No construction of the development hereby permitted shall commence unless a Biosecurity Plan has been submitted to and approved in writing by the Council. The Biosecurity Plan must detail the UV treatment methods proposed for the discharge of used seawater. All operations thereafter must be in accordance with the approved Biosecurity Plan.</p> <p>Reason: To minimise the impact of the proposal on connected marine habitats and species.</p> |
| 11.21 | <p>The development hereby permitted shall not become operational until the vehicular accesses have been constructed in accordance with the approved layout Drawing No RPS-VTO-XX-DR-C-100-0003 Revision P01.01 'Levels and Visibility' published by Belfast City Council Planning Office on 06 January 2020. The area within the visibility splays shall be cleared to provide a level surface with no obstruction higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> |
| 11.22 | <p>The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. AI (00) 104 'Site Plan Proposed Ground Floor' published by Belfast City Council Planning Office on 29 June 2020 to provide adequate facilities for car parking, cycle parking, servicing and circulating within the site.</p> <p>Reason: To ensure that adequate provision has been made for parking and servicing.</p> |
| 11.23 | <p>A minimum of 8 No. secure cycle parking spaces shall be provided and permanently retained close to the pedestrian accesses of the proposed development for use by staff and visitors to the development.</p> <p>Reason: to encourage the use of alternative modes of transport for development users.</p> |

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| 11.24 | <p>The development hereby permitted shall operate in accordance with the approved Travel Plan published by Belfast City Council Planning Office on 06 January 2020. This shall include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p> |
| 11.25 | <p>Notwithstanding the submitted details, no construction of the development hereby permitted shall take place unless in accordance with a schedule of external materials and sample panels, which shall first have been constructed on site and agreed in writing by the Council.</p> <p>The sample panels shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external materials including the aluminium sinusoidal panels, rockpanels, rockpanel stone, glazing, glass spandrel panel, louvred screen and laser cut corten steel.</p> <p>The approved sample panels shall be retained on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The works must be implemented and permanently retained in accordance with the details so approved.</p> <p>Reason: To ensure the material finish and detailing is sympathetic to the setting of the nearby listed buildings.</p> |
| 12.0 | <p>Representations from Elected Representatives (if relevant) N/A</p> |
| 13.0 | <p>Referral to DfI (if relevant) N/A</p> |

| ANNEX A | |
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| Date Valid | 2nd January 2020 |
| Date First Advertised | 17th January 2020 |
| Date Last Advertised | 17th January 2020 |
| <p>01,10 Queens Road,Antrim,Down,BT3 9DT 04,10 Queens Road,Antrim,Down,BT3 9DT 05,10 Queens Road,Antrim,Down,BT3 9DT 06,10 Queens Road,Antrim,Down,BT3 9DT 07,10 Queens Road,Antrim,Down,BT3 9DT 09,10 Queens Road,Antrim,Down,BT3 9DT 1-5 Botanic House, Botanic Avenue, Belfast, BT7 1JG 10,10 Queens Road,Antrim,Down,BT3 9DT 11 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT 11,10 Queens Road,Antrim,Down,BT3 9DT 12,10 Queens Road,Antrim,Down,BT3 9DT 13,10 Queens Road,Antrim,Down,BT3 9DT 14,10 Queens Road,Antrim,Down,BT3 9DT 16,10 Queens Road,Antrim,Down,BT3 9DT 19,10 Queens Road,Antrim,Down,BT3 9DT 20,10 Queens Road,Antrim,Down,BT3 9DT 21,10 Queens Road,Antrim,Down,BT3 9DT 24 Magee Park Larne Antrim 24, Magee Park, Larne, Antrim, Northern Ireland, BT40 1PP 28,10 Queens Road,Antrim,Down,BT3 9DT 29,10 Queens Road,Antrim,Down,BT3 9DT 31,10 Queens Road,Antrim,Down,BT3 9DT 32 Moatview Park Dundonald Down 32, Clooney Terrace, Londonderry, BT47 6AR 34 Fulmar Crescent Lisburn Antrim 37,10 Queens Road,Antrim,Down,BT3 9DT 38,10 Queens Road,Antrim,Down,BT3 9DT 39,10 Queens Road,Antrim,Down,BT3 9DT 41 HALIFAX BUILDING, 3RD FLOOR OFFICE, ARTHUR STREET, BELFAST, BT1 4GB 42 Carricknaveagh Road,Lisburn,Co. Down,BT27 6UB 42c Derrylettiff Road Portadown 64 Cherryhill Road, Dundonald, Down, Northern Ireland, BT16 1JL 75 Loopland Gardens, Belfast, Down, Northern Ireland, BT6 9EB 80 North Road, Carrickfergus, Antrim, Northern Ireland, BT38 8LZ 9 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT Belfast Metropolitan College,7 Queens Road,Belfast,Down,BT3 9DT Ivywood Colleges Ltd - Belfast Metropolitan College Belfast BT3 9DT Legacy Building,Queens Road,Belfast,BT3 9DT Part Ground & First,6-8 Titanic House,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT Queen'S Works,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT</p> | |

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| Titanic Belfast,Olympic Way,Queen'S Island,Belfast,Down,BT3 9EP Titanic Hotel,3 Olympic Way,Belfast,Down,BT3 9EP Unit A,Thomas Andrews House,Queens Road,Belfast,Down,BT3 9DT Unit B,Thomas Andrews House,Queens Road,Belfast,Down,BT3 9DT Unit C,Thomas Andrews House,Queens Road,Belfast,Down,BT3 9DT C Neill via email | |
| Date of Last Neighbour Notification | 30 th June 2020 |
| Date of EIA Determination | 14th January 2020 |
| ES Requested | No |
| Planning History | |
| <p>Ref ID: LA04/2015/0057/F Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works Address: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road, Belfast, Decision: Temporary Permission Granted Decision Date: 08.07.2015</p> | |
| <p>Ref ID: LA04/2016/0096/F Proposal: Amended Proposal to include additional internal ground floor dining and plant areas. Amendment to permission Z/2014/1555/F for refurbishment, part restoration, change of use and extension to Listed former Harland & Wolff Headquarters Building and to provide 36no. additional bedrooms (120No. in total) in a new annex, including service area, covered terrace, ancillary uses and associated access and site works. Address: Former Harland And Wolff Headquarters Building and Drawing Offices, Queens Road, Belfast, BT3 9DU, Decision: Permission Granted Decision Date: 17.05.2017</p> | |
| <p>Ref ID: LA04/2016/0097/LBC Proposal: Amendment to listed building consent application Z/2014/1580/LBC for refurbishment, part restoration, change of use and extension to the listed former Harland & Wolff Headquarters to provide 36no. additional bedrooms (120No. in total) in a new annex. including service area, covered terrace, ancillary uses and site woks, and including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including re-use of materials and installation of new materials (brickwork, cladding and joinery works). Address: Former Harland and Wolff Headquarters and Drawing Offices, Queens Road, Belfast, BT3 9DU, Decision: Consent Granted Decision Date: 25.05.2017</p> | |
| <p>Ref ID: LA04/2016/1482/F Proposal: Temporary inflatable exhibition structure with associated surface car parking. Address: Site adjacent to, 7 Queens Road, Belfast BT3 9DT (Opposite 2 Queens Road Belfast), Decision: Permission Granted Decision Date: 20.06.2017</p> | |

Ref ID: LA04/2019/0589/PAN

Proposal: Erection of Hotel comprising Circa 300 beds, conference facilities, restaurant/cafe/bar uses (including roof top bar), landscaped public realm, car parking and associated site and road works.

Address: Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road, Belfast.,

Decision: PAN Acceptable

Decision Date: 02.04.2019

Ref ID: LA04/2019/1636/F

Proposal: Erection of hotel comprising 276 beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), landscaped public realm, car parking and associated site and road works.

Address: Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road, Belfast.,

Decision: Permission Granted

Decision Date: 27.02.2020

Ref ID: LA04/2019/1783/PAN

Proposal: Proposed aquarium and associated sea intake/outfall infrastructure.

Address: Lands to the south east of Titanic Hotel, north east of Bell's Theorem Crescent and south west of Hamilton Road extending across Queens Road, Olympic Way and to meet Queens Island Wharf and the River Lagan.,

Decision: PAN Acceptable

Decision Date: 01.08.2019

Ref ID: Z/2003/0229/O

Proposal: Residential and mixed uses, together with associated realignment of Old Channel Road/Queen's Road and Quay Wall infrastructure works.

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

Decision: Permission Granted

Decision Date: 10.06.2005

Ref ID: Z/2005/1758/RM

Proposal: Residential development and mixed uses, together with associated realignment of Old Channel Road/Queens Road and Quay Wall infrastructure works.

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

Decision: Z/2005/1758/RM

Decision Date: 11.04.2006

Ref ID: Z/2006/2298/LBC

Proposal: Refurbishment of building to include demolition of existing lift shaft, and internal and external alterations.

Address: Harland & Wolff Administration and drawing office, Queens Road, Belfast.

Decision: Consent Granted

Decision Date: 30.08.2007

Ref ID: Z/2006/2864/O

Proposal: Residential led mixed use development including Titanic Experience Building, public realm areas and associated infrastructural works.

Address: Titanic Quarter Phase II-Land bounded to the south by Abercorn Basin, to the east by Queen's Road, to the west & north by River Lagan and including the listed former Harland & Wolff HQ, Belfast.

Decision: Permission Granted

Decision Date: 26.06.2008

Ref ID: Z/2007/0298/F

Proposal: College campus and ancillary uses including beauty salon, hairdressing salon, bar & restaurant together with access road, basement (& perimeter) car parking of 329 spaces, provision of new junction, upgrading of Queen's Road & associated site works.

Address: Land east of Queen's Road and Hamilton Graving Dock, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 15.02.2008

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: Permission Granted

Decision Date: 22.04.2008

Ref ID: Z/2008/1428/RM

Proposal: Erection of Titanic Signature Building comprising cultural, assembly/leisure (Classes D1/D2), cafe/restaurant and ancillary retail uses (Class A1), a basement carpark, creation of Memorial Place public Realm and associated landscaping and site works.

Address: Lands adjacent to listed former Harland & Wolff Headquarters and Drawing Offices and (including) west of Queen's Road, Queen's Island, Belfast.

Decision: Permission Granted

Decision Date: 05.12.2008

Ref ID: Z/2008/1548/RM

Proposal: Proposed mixed use development comprising 380 no apartments, 6 no cafe/bar/restaurant units, 8 no live work units, 1 no doctor's surgery, 1 no dentist, 1 no pharmacy, landscaped private amenity space, landscaped public realm, basement car park and associated site works and road works.

Address: Lands adjacent Abercorn Basin, north of Abercorn Crescent/Queens Road, Queens Island, Belfast.

Decision: Permission Granted

Decision Date: 18.08.2009

Ref ID: Z/2009/0079/RM

Proposal: Restoration of Hamilton Graving Dock and surrounding scheduled area undertaking associated landscaping and public realm works.

Address: Hamilton Graving Dock, Queen's Road, Queen's Island, Belfast.

Decision: Permission Granted

Decision Date: 17.08.2009

Ref ID: Z/2009/0097/F

Proposal: Restoration and part change of use of listed, former Harland & Wolff drawing offices to function rooms, demolition of existing toilet wing with re-instatement of facade, erection of pavilions for ancillary uses, including bar and undertaking of associated site works

Address: Former Harland & Wolff Drawing Offices, Queen's Road, Queen's Island, Belfast, BT3 9DU

Decision: Permission Granted

Decision Date: 11.12.2009

Ref ID: Z/2009/0101/LBC

Proposal: Restoration and part change of use of listed former Harland and Wolff drawing offices to function rooms, demolition of existing toilet wing with reinstatement of facade, erection of pavillions for ancillary uses including bar and undertaking of associated site works.

Address: Former Harland and Wolff drawing offices, Queen's Road, Queen's Island, Belfast, BT3 9DU.

Decision: Consent Granted

Decision Date: 11.12.2009

Ref ID: Z/2009/0115/F

Proposal: Proposed mixed use development comprising 334no. apartments, 8no. cafe/bar/restaurant units, 4no. convenience retail units, 2no. retail units, 7no. live/work units, 2no. Class A2 office units, 2no Gym units, landscaped private amenity space, landscaped public realm, basement car park and associated car park and associated site and road works

Address: Lands adjacent to and south east of the River Lagan, north of Abercorn Crescent / Queen's Road, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 02.09.2010

Ref ID: Z/2009/0135/F

Proposal: Erection of 2no. buildings ranging in height from 2 to 6 storeys comprising 12,325sqm of Class B1 business uses; 1,244sqm of Class D1 (d) education use; 431sqm of cafes (sui generis); basement car parking; access road, landscaping, and ancillary works.

Address: Land adjacent to listed former Harland & Wolff headquarters and drawing offices and west of Queen's Road, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 18.01.2011

Ref ID: Z/2009/0530/F

Proposal: Proposed mixed use development comprising 152 no apartments, 2 no hotels, 1846 sq m of business (Class B1), retail (Class A1), 2164 sq m of restaurants, bars and cafes (sui generis), 332 sq m of health spa (sui generis), 196 sq m of financial, professional and other services (Class A2), basement car parking, landscaping and ancillary infrastructural works.

Address: Lands east of Victoria Channel and 120m west of the former Harland & Wolff Drawing Offices, Queen's Road, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 19.07.2011

Ref ID: Z/2009/1061/LBC

Proposal: Refurbishment, part-restoration, change of use and extension of Listed Former Harland and Wolff Headquarters building for use as 111-bedroom boutique hotel, spa facilities, swimming pool, gymnasium and other ancillary uses together with associated access and undertaking of site works

Address: Former Harland and Wolff Headquarters Building, Queen's Road, Queen's Island, Belfast, BT3 9DU

Decision: Consent Granted

Decision Date: 03.02.2011

Ref ID: Z/2009/1091/F

Proposal: Refurbishment, part-restoration change of use and extension of listed former Harland & Wolff Headquarters building for use a 111-bedroom boutique hotel, spa facilities, swimming pool, gymnasium and other ancillary uses together with associated access and site works (amended description)

Address: Former Harland & Wolff Drawing Headquarters Building, Queen's Road, Queen's Island, Belfast, BT3 9DU

Decision: Permission Granted

Decision Date: 04.02.2011

Ref ID: Z/2009/1260/F

Proposal: Erection of hotel comprising 244 bedrooms, ancillary restaurant and conference facilities, hotel offices, landscaped public realm, basement car park and associated site and road works

Address: Lands adjacent to the north of Hamilton Dock, north of Abercorn Crescent/Queen's Road, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 19.07.2010

Ref ID: Z/2011/0232/RM

Proposal: Erection of 4 no. pavilion buildings comprising 180 sq m of tourism related Class A1 retail, electricity substation; and creation of public realm including way-finding structures and other site works associated with Titanic Signature Building.

Address: Lands east of Victoria Channel and adjacent to listed former Harland & Wolff Headquarters and drawings offices west of Queen's Road, Queen's Island, Belfast.,

Decision: Permission Granted

Decision Date: 03.10.2011

Ref ID: Z/2011/0330/F

Proposal: Refurbishment of former Titanic and Olympic slipways and undertaking environmental improvements including landscaping and public realm works.

Address: Lands east of Victoria Channel and west of Queen's Road, Queen's Island, Belfast.

Decision: Permission Granted

Decision Date: 28.03.2012

Ref ID: Z/2013/1509/F

Proposal: Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station

Address: Land East of Queen's Road and Northern Ireland Science Park, south of channel commercial park and west of Musgrave Channel Road, Queens Road, Queen's Island, Belfast,

Decision: Permission Granted

Decision Date: 12.08.2014

Ref ID: Z/2014/0173/F

Proposal: Change of use from bank to restaurant with take away facility

Address: Site adjacent to 7, Queens Road, Belfast (opposite 2, Queen's Road, Belfast) BT3 9DT,

Decision: Permission Granted

Decision Date: 27.04.2015

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: Permission Granted

Decision Date: 06.11.2014

Ref ID: Z/2014/0414/F

Proposal: Application under article 28 of the Planning (Northern Ireland) Order 1991 to vary planning condition 21 attached to planning permission Z/2009/0530/F to ensure consistency with the updated Transport Master Plan addendum for Titanic Quarter Phase 2.

Address: Land east of Victoria Channel and 120m west of the former Harland and Wolff Drawing offices, Queen's Road, Queen's Island, Belfast,

Decision: Permission Granted

Decision Date: 18.07.2014

Ref ID: Z/2014/1555/F

Proposal: Conversion refurbishment, restoration, extension and minor demolition of the former Harland And Wolf Headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities, and other ancillary accommodation including plant and storage areas, communal areas together with associated access and site works. Tourist facilities to include guided tours.

Address: Former Harland and Wolf Headquarters Building and Drawing Offices, Queens Road, Queens Island, Belfast, BT3 9DU,

Decision: Permission Granted

Decision Date: 08.07.2015

Ref ID: Z/2014/1580/LBC

Proposal: Conversion, refurbishment, restoration, extension and minor demolition of the former Harland and Wolff headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including the re-use of materials and installation of use of new materials (Brickwork, cladding, roof, coverings, joinery works)

Address: Former Harland And Wolff Headquarters Building and drawing Offices, Queens Road, Belfast, BT3 9DU,

Decision: Consent Granted

Decision Date: 23.07.2015

Ref ID: LA04/2017/0699/PAN

Proposal: Renewal of temporary planning permission for exhibition centre (LA04/2015/0057/F) and installation of a minor extension with alterations to the entrance lobby.

Address: Titanic Exhibition Centre, 17 Queens Road, Belfast, BT3 9DU.,

Decision: PAN Acceptable

Decision Date: 14.04.2017

Ref ID: LA04/2017/1607/F

Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works.

Address: Titanic Exhibition Centre, 17 Queen's Road, Belfast, BT3 9DU,

Decision: Permission Granted

Decision Date: 24.10.2017