

Development Management Report Committee Application

Summary	
Committee Meeting Date: Thursday 21 October 2021	
Application ID: LA04/2021/0493/F	
Proposal: Demolition of existing buildings and erection of social-led, mixed tenure residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation, retaining walls, and associated works including road improvement works at junction of Park Avenue and Sefton Drive (revised description, plans and info).	Location: Former Park Avenue Hotel 158 Holywood Road Belfast BT4 1PB
Referral Route: Major Planning Application	
Recommendation:	APPROVAL
Applicant Name and Address: Holywood Holdings Ltd & Choice Housing c/o 14 Great Victoria Street Belfast BT2 7BA	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary:	
<p>The application seeks full planning permission for demolition of existing buildings and erection of an affordable housing led, mixed tenure residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation, retaining walls, revised junction from Sefton Drive onto Park Avenue, and associated works. The application follows a lengthy Pre-Application Discussion (PAD) process with officers.</p> <p>The key issues in the assessment of the proposal are:</p> <ul style="list-style-type: none"> • The principle of the proposed use at this location; • Layout, scale, form, massing and design; • Impact on built heritage; • Impact on amenity; • Impact on transport and associated infrastructure; • Flooding and drainage impacts; • Impact on natural heritage assets; 	

- Contamination and remediation of the site; and
- Developer contributions.

The application site is located at the former Park Avenue Hotel in east Belfast, which has now ceased trading. It is located adjacent to the Holywood Road but has frontages to Park Avenue along the northern site boundary, Sefton Drive to the west, and Pims Avenue to the south. There are existing vehicular and pedestrian accesses at Park Avenue and Pims Avenue.

The site is broadly rectangular in shape and comprises two tiered areas. The existing hotel building is located on the upper tier and includes hard surfaced parking areas and areas of soft landscaping. The lower tier consists of parking areas and abuts Sefton Drive to the west and sits slightly elevated above this public street. There are number of mature trees located generally around the periphery of the site. A provisional tree protection order (LA04/2019/2907/TPO) was placed on the site in December 2019 and later confirmed on 01st June 2020.

The surrounding area is predominantly residential, comprising typical 2 storey terraced dwellings to the west, north, and opposite the site on Holywood Road. Retail, retail services, office units, are located to the south along the frontages of Holywood Road and Belmont Road. The Strand cinema building is located opposite the site to the south. There is also a listed building (B2) opposite the site at the junction of Holywood Road/Belmont Road currently in use as Ulster Unionist headquarters.

The site falls within the development limit within the BUAP and in both versions of dBMAP and is not subject to any zonings. The site is located next to exiting housing and the principle of residential use is acceptable at this location subject to detailed considerations as set out in regional policies. There are no policy objections to the loss of the existing hotel/hospitality use at this location.

In relation to the demolition of the existing building and structures, the site is not located in a Conservation Area or Area of Townscape Character, and the buildings are not listed or of any historic interest or architectural merit. Demolition of the existing building is therefore not subject to planning control. Accordingly, the demolition of these structures is acceptable in principle.

The proposal would assist the regeneration of the site with the existing hotel no longer in use. The proposal would also make effective use of a brownfield site (previously developed land) in a sustainable location with good access to shops, services, jobs, and public transport. This is an affordable housing scheme which will help address an identified affordable housing need in the area. NI Housing Executive has advised that they support mixed tenure development as it is an important way to create cohesive, sustainable, and balanced communities. There is social housing need in this Housing Need Area (HNA), Middle East Belfast, which includes the Sydenham, Edenvale, Inverary, Dundela and Ashmount Common Landlord Areas (CLAs). They indicate that at March 2020 there were 934 applicants for social housing of which 522 were in housing stress. 126 had been allocated units up to March 2020. The projected 5-year housing need was 258 units. These factors support the case for the granting of planning permission in principle subject to acceptable detail issues.

The layout accords with supplementary guidance in terms of separation distances between proposed and neighbouring existing buildings. It provides adequate amenity space equating to approximately 28sqm per unit, which is above the minimum standard (10sqm min). The dwellings on Sefton drive will have rear garden amenity areas ranging from 50sqm to 80sqm, with an average of 64sqm. The dwelling unit sizes for prospective occupiers comply with PPS7. The proposal will not adversely impact on amenity of existing residents. The design, scale and massing of the proposed buildings are considered acceptable within the local context and will not adversely impact character. The proposal is therefore considered compliant with relevant policy

considerations including PPS7, PPS7 addendum, and related supplementary guidance. The Council's Urban Design Officer has no objections.

The site is located opposite a Grade B2 Listed Building, which is situated to the east of the site at No.2-4 Belmont Road. HED PHB have recommended that further design revisions are incorporated to safeguard the impacts of key views to historic assets, namely distance views to the H&W cranes (Scheduled Monuments) and the listed building opposite the site at the corner of Belmont Road. These revisions include suggested additional setbacks and correction/clarification of drawing details. Officers have explored these concerns, however the set back space requested would render the related residential units unviable in terms of space standards for social housing. It is considered that the visual impact of these aspects of the proposal would not be significant and would not result in adverse impacts on listed assets, taking account of separation distances and the exiting built form and design of neighbouring sites.

There are number of trees on the site, some of which are subject to a Tree Preservation Order (TPO). Approximately 22 trees (13 TPO) will be removed, with approximately 70 replacement trees provided, with further shrub and amenity planting also included. The majority of existing visually significant trees along the Holywood Road site frontage and a significant tree internally within the site will be retained. The replacement planting and need for social housing are considered to outweigh the trees to be removed and objections from the Tree Officer. Some concerns can also be overcome by planning conditions. Parks and Landscape team have no objections to the landscaping details proposed.

DFI Roads were consulted and are satisfied that there is sufficient vehicle and bicycle parking provision proposed, the access arrangements are adequate, and that the proposal will not result in a significant impact on traffic or road safety. The proposal includes 56 parking spaces and dedicated internal cycle parking within an ancillary building. 11 spaces would be provided on Sefton Drive to serve the 11 proposed terrace houses (i.e. 1:1 parking ratio). The apartments would be served by 45 spaces (i.e. 0.57 parking ratio). Overall, this equates to 0.6 parking spaces per unit. Whilst this is less than standard, DFI Roads has had regard to the fact that the proposal is an affordable housing scheme and the applicant's evidence that car ownership for the type of housing proposed is less than the usual standard. Regard is also had to the applicant's proposed green travel measures to encourage a modal shift.

No other consultees have any objections to the application.

75 objections have been received from the public / neighbours. These are summarised at paragraph 9.39 of the report. At the time of writing 4 objections have been received since the last re-advertisement and re-notification process outlined above. No representations have been received from elected representatives.

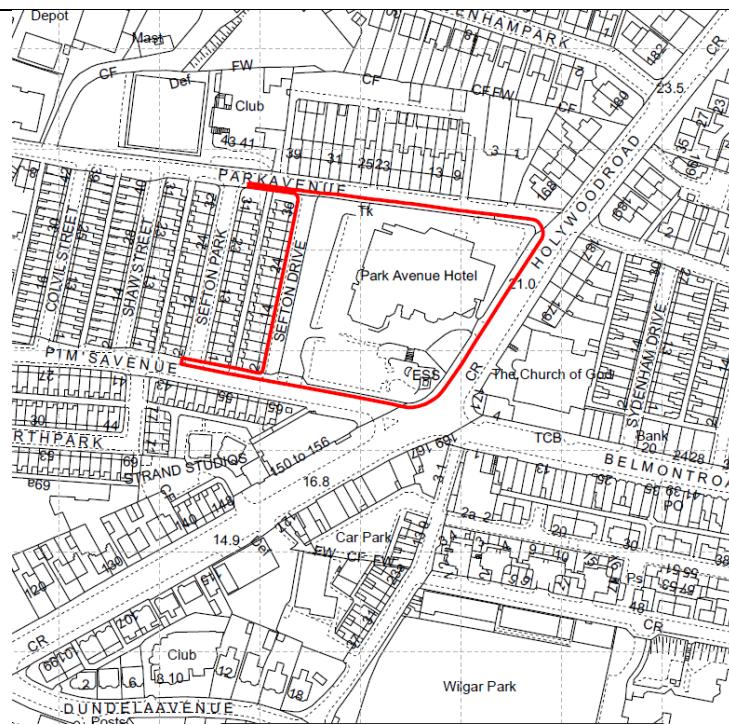
Having regard to the Development Plan and relevant material considerations, the proposal is considered acceptable.

It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and a Section 76 planning agreement, and satisfactory resolution of outstanding issues, including:

- Receipt and assessment of information from the applicant to inform the potential requirement for Employability and Skills Developer Contributions; and
- Finalising conditions and Section 76 Planning Agreement including viability of the scheme in relation to the provision of travel cards for 3 years.

Case Officer Report

Site Location Plan









Representations:	
Letters of Support	None Received
Letters of Objection	75
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representation from Elected Members	None received
Neighbour Notification Checked	Yes

1.0 Characteristics of the Site and Area

The application site is located at the former Park Avenue Hotel in east Belfast, which has now ceased trading. It is located adjacent to the Holywood Road but has frontages to Park Avenue

along the northern site boundary, Sefton Drive to the west, and Pims Avenue to the south. There are existing vehicular and pedestrian accesses at Park Avenue and Pims Avenue.

The site is broadly rectangular in shape and comprises two tiered areas. The existing hotel building is located on the upper tier and includes hard surfaced parking areas and areas of soft landscaping. The lower tier consists of parking areas and abuts Sefton Drive to the west and sits slightly elevated above this public street. There are number of mature trees located generally around the periphery of the site. A provisional tree protection order (LA04/2019/2907/TPO) was placed on the site in December 2019 and later confirmed on 01st June 2020.

The surrounding area is predominantly residential, comprising typical 2 storey terraced dwellings to the west, north, and opposite the site on Holywood Road. Retail, retail services, office units, are located to the south along the frontages of Holywood Road and Belmont Road. The Strand cinema building is located opposite the site to the south. There is also a listed building (B2) opposite the site at the junction of Holywood Road/Belmont Road currently in use as Ulster Unionist headquarters.

2.0 Proposal

The application seeks full planning permission for demolition of existing buildings and erection of an affordable housing led, mixed tenure residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation, retaining walls, revised junction from Sefton Drive onto Park Avenue, and associated works.

The application follows a lengthy Pre-Application Discussion (PAD) process with officers.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is no relevant planning history on the application site.

4.0 Policy Framework

- 4.1 Belfast Urban Area Plan 2001
- 4.2 Draft Belfast Metropolitan Area Plan 2015 (v2004)
- 4.3 Draft Belfast Metropolitan Area Plan 2015 (v2014)
- 4.4 Strategic Planning Policy Statement (SPPS)
- 4.5 Planning Policy Statement 2 (PPS2) – Planning and Nature Conservation
- 4.6 Planning Policy Statement 3 (PPS3) - Access, Movement and Parking
- 4.7 Planning Policy Statement 6 (PPS6) – Planning and the Historic Environment
- 4.8 Planning Policy Statement 7 (PPS7) – Residential Development
- 4.9 Planning Policy Statement 12 (PPS12) – Housing in Settlements
- 4.10 Planning Policy Statement 13 (PPS13) – Transportation and Land Use
- 4.11 Planning Policy Statement 15 (PPS15) – Planning and Flood Risk
- 4.12 BCC Developer Contribution Framework (2020)

4.13 Supplementary Planning Guidance including 'Creating Places', Development Control Advice Note 8 Housing in Existing Urban Areas, and Parking Standards.

5.0 Statutory Consultee Responses

- 5.1 DFI Roads – No objection;

- 5.2 DFI Rivers – No objection;
 5.3 DAERA – Waste Management - No objection subject to conditions;
 5.4 NI Water – No objection;
 5.5 DAERA – Natural Heritage – no objection;
 5.6 DFC HED – no objections in principle, design revisions suggested.

6.0 Non - Statutory Consultee Responses

- 6.1 BCC Environmental Health – No objection subject to conditions;
 6.2 BCC Urban Design Officer – No objections;
 6.3 BCC Landscape Team – No objections;
 6.4 BCC Tree Officer – objection;

7.0 Representations	
7.1	The application has been neighbour notified and advertised in the local press. Following the receipt of revised and updated supporting information, the application was readvertised on 1 st October 2021, with the consultation period for comments concluding on 15 th October. Neighbours and objectors were also re-notified on 29 th September 2021, with the consultation period concluding on 13 th October 2021.
7.2	75 objections have been received from the public / neighbours. These are summarised at paragraph 9.39 of the report. At the time of writing 4 objections have been received since the last re-advertisement and re-notification process outlined above.
7.3	No representations have been received from elected representatives.
8.0 Other Material Considerations	
8.1	Belfast Agenda (Community Plan).
9.0 Assessment	
9.1	<p>Full planning permission is sought for residential development comprising of 90 units in 2 no. apartment buildings (maximum height of 4 storeys) containing 75 apartments; and 11 townhouses and 4 apartments (along Sefton Drive); provision of hard and soft landscaping including communal gardens, provision of car parking spaces, tenant/staff hub, cycle parking, substation, retaining walls, revised junction from Sefton Drive onto Park Avenue and associated works.</p> <p>The key issues in the assessment of the proposal are:</p> <ul style="list-style-type: none"> - The principle of the proposed use at this location; - Layout, scale, form, massing and design; - Impact on built heritage; - Impact on amenity; - Impact on transport and associated infrastructure; - Flooding and drainage impacts; - Impact on natural heritage assets; - Contamination and remediation of the site; and - Developer contributions.

	Regional Policy Context:
9.2	The Regional Development Strategy 2035 (RDS) includes a number of policies relevant to the proposal including Tourism (RG4), Supporting Urban Renaissance (RG7), and Conserve, protect and enhance where possible the built and natural heritage.
9.3	In relation to Belfast, the RDS includes policies to promote economic development, grow the city population, and protect and enhance the setting of the Metropolitan Area and its environmental assets. Policy SFG3 seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services, and cultural amenities.
9.4	The Strategic Planning Policy Statement for Northern Ireland (SPPS) sets out the five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating, and enhancing shared space, and supporting good design and place making.
9.5	The SPPS states at paragraph 1.13 that a number of policy statements, including those listed at paragraph 4.2 of this report, remain relevant under the 'transitional arrangements' in advance of a council's adoption of its new Local Development Plan. Paragraphs 4.11 and 4.12 of the SPPS require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.
	Development Plan
9.6	Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the said Act, regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.
9.7	Following the Court of Appeal decision that quashed the adoption of the Belfast Metropolitan Area Plan 2015, the extant Development Plan is now the Belfast Urban Area Plan 2001 (BUAP). Both the draft Belfast Metropolitan Area Plan 2015 (dBMAP v2004) and Belfast Metropolitan Area Plan (dBMAP v2014) are material considerations. The weight to be afforded the draft Belfast Metropolitan Area Plan is a matter of judgement for the decision maker. The Committee is advised that significant weight should be afforded to the latest version of dBMAP 2015 (v2014) given the advanced stage it reached in the adoption process.
	Principle of development and proposed uses:
9.8	The site falls within the development limit within the BUAP and in both versions of dBMAP and is not subject to any zonings. The site is located next to exiting housing and the principle of residential use is acceptable at this location subject to detailed considerations as set out in regional policies. There are no policy objections to the loss of the existing hotel/hospitality use at this location.
9.9	In relation to the demolition of the existing building and structures, the site is not located in a Conservation Area or Area of Townscape Character, and the buildings are

	<p>not listed or of any historic interest or architectural merit. Demolition of the existing building is therefore not subject to planning control. Accordingly, the demolition of these structures is acceptable in principle.</p>
9.10	<p>The proposal would assist the regeneration of the site with the existing hotel no longer in use. The proposal would also make effective use of a brownfield site (previously developed land) in a sustainable location with good access to shops, services, jobs, and public transport. This is an affordable housing scheme which will help address an identified affordable housing need in the area. These factors support the case for the granting of planning permission in principle subject to acceptable detail issues.</p>
	<p>PPS7 – Design, Character and Appearance of Area and amenity</p>
9.11	<p>The proposal has been assessed against Policy QD 1 of PPS 7. The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality, or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet. PPS12, DCAN 8 and Creating Places relate to housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and includes three policies LC1-3.</p>
	<p>Layout</p>
9.12	<p>The proposal was subject to a lengthy and detailed PAD process, much of which focused on the design and layout of the scheme. The proposed layout repeats the tiered approach of the site. The lower tier, fronting Sefton Drive, comprises a linear layout of terraced dwellings two storeys in height and 11 on street parking spaces with amenity/garden space to the rear. The upper tier comprises two apartment blocks, one adjacent to Park Avenue and Holywood Road frontage, with the other fronting Pims Avenue to the southern boundary, continuing and returning adjacent to the Holywood Road / Pims Avenue junction, with a broadly similar setback distance from the rear of the public footpaths. Internally, there is an area of communal courtyard amenity space, parking area for 43 car parking spaces and ancillary buildings along the western boundary of the site that include waste storage, a residents' meeting room, and cycle parking. The layout will retain 9 existing mature trees which are all located around the site boundary save for one that is located within the internal amenity space area. Approximately 22 existing trees will be removed, with approximately 70 new trees provided. Shrub and other planting will also be provided.</p>
9.13	<p>The layout accords with supplementary guidance in terms of separation distances between proposed and neighbouring existing buildings – approximately 21m min between elevations at closest point from the Park Avenue apartment building to the front elevation of existing dwelling opposite, 13m minimum between the new dwellings on Sefton Drive and existing dwellings opposite, and 25m minimum from the front elevation of the apartment buildings on Holywood Road and the existing terraced dwellings opposite. These distances are broadly consistent with those in the local context and building lines / setback from the public road will be maintained.</p>

	Scale, height, massing, and design
9.14	<p>The proposed apartment blocks on the upper tier of the site are 4 storeys in height, with the design consisting of a defined set back at fourth floor level, save for the corner element fronting onto the junction of Holywood Road / Belmont Road junction. This element seeks to provide a visual corner treatment element, with building height cascading to lower elements away from this corner. This acts as a visual reference and focal point from distant viewpoints and bridges the variation of building heights from the Strand Cinema towards the wider built form of the Belmont and Holywood Roads.</p> <p>Conversely, when travelling citybound from the Holywood Road, the massing reads as increasing in height to this corner element. Similarly, the scale of the apartment blocks increases towards the Holywood Road along Pims Avenue and Park Avenue. This replicates a traditional urban design solution to built form. Taking account of the submitted CG Images of the development, it is considered that the scale and massing of these blocks would not be unduly dominant in the local context and would provide an interesting and modern interpretation of the traditional built form, with echoes to the Strand Cinema building opposite. The scale and massing of the dwellings and apartments on Sefton Drive broadly replicates the form of the existing terrace opposite the site and is also architecturally a modern interpretation of traditional terracing. Its design is therefore also considered acceptable.</p>
9.15	The proposed materials, design and fenestration are consistent with the area, incorporating a similar, fenestration, and solid to void ratios, and in the locality. The proposed design is therefore compliant with criteria [g] of PPS7.
9.16	The Urban Design Officer has had a significant role in improving the design quality of the scheme, both at PAD stage and during the processing of the application, and has no objection to the scale, massing, and design of the proposal. In conclusion, it is considered that the proposal would not adversely affect the character of the area, which is a wide mix of building designs and finishes.
	Impact on Built Heritage:
9.17	<p>The site is located opposite a Grade B2 Listed Building, which is situated to the east of the site at No.2-4 Belmont Road. HED PHB have recommended that further design revisions are incorporated to safeguard the impacts of key views to historic assets, namely distance views to the H&W cranes (Scheduled Monuments) and the listed building opposite the site at the corner of Belmont Road. These revisions include suggested additional setbacks and correction/clarification of drawing details. Officers have explored these concerns, however the set back space requested would render the related residential units unviable in terms of space standards for social housing. It is considered that the visual impact of these aspects of the proposal would not be significant and would not result in adverse impacts on listed assets, taking account of separation distances and the exiting built form and design of neighbouring sites.</p>
9.18	HED also states that the use of natural clay brick in various textures and bonding patterns, together with slim aluminium sills and copings, painted mild steel railings and soft landscaping to the peripheral edges of the site, is considered to be of sufficiently high quality to respect those materials found on the listed building. It notes that windows, doors, and rainwater goods are labelled 'dark grey' on the elevation drawings – specification of the material is required. Polyester Powder Coated aluminium would be considered appropriate, however uPVC would not. Officers consider that this could be addressed by way of a pre-commencement condition for samples to be provided. HED go on to state that residential accommodation is appropriate to this location and will provide a sustainable use that will further enrich the character of the setting to the

	listed building by generating activity. Officers advise that the proposed materials are considered acceptable in principle, however a condition requiring samples to be submitted is considered appropriate and necessary to ensure they are appropriate to the context and amenity of the area.
9.19	It is considered that the proposal would not harm the setting of the Listed Building or Scheduled Monuments (cranes) and accords with Policy BH11 of PPS 6.
9.20	HED (Historic Monuments) has assessed the application and based on the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.
	Impact on Residential Amenity
9.21	The distances between blocks and existing properties are considered sufficient to mitigate against amenity impacts on existing properties in terms of dominance, overshadowing, and overlooking/loss of light. The floorplan arrangement also ensures that habitable rooms fronting onto the surrounding public streets will not result in direct overlooking into the private amenity areas of existing neighbouring properties. The layout arrangement of the terrace on Sefton Drive will replicate the predominant built form of existing streets to the west. Internally, the layout will provide broadly adequate amenity arrangements for prospective residents. Views into the rear garden areas of the Sefton Drive dwellings will be precluded/filtered from the upper tier by the ancillary buildings and boundary treatments and landscaping.
9.22	The Pims Avenue apartment block includes units at ground floor which will sit at a lower level than the remainder of the development due to the site topography. Whilst not ideal, outlook and daylighting will be acceptable on balance, and it is considered that these concerns are outweighed by the need/demand for social and affordable housing in east Belfast. All remaining units will have adequate outlook to either the public street or private amenity area to the rear of the apartment blocks which is acceptable. The visual impacts of the retaining wall structure proposed within the site will be mitigated by the proposed dwellings on Sefton Drive in addition to vegetation provided as part of the structure. Boundary treatments proposed repeat those evident in the local context and are acceptable. Conditions are necessary to secure the provision of these elements prior to occupation, including evidence that the retaining structure has been completed to a suitable structural design by an appropriate competent person / engineer. to ensure public safety and amenity.
9.23	Amenity space provision includes external communal garden areas at ground floor which total approximately 2,172 sqm, equating to approximately 28sqm per unit, which is above the minimum standard (10sqm min). The dwellings on Sefton drive will have rear garden amenity areas ranging from 50sqm to 80sqm, with an average of 64sqm. This exceeds standards set out in supplementary design guidance (40sqm min) and exceeds average provision for existing dwellings to the west of the site and is therefore considered acceptable. Communal provision is also in line with supplementary guidance which requires provision of between 10-30sqm, taking account of the context. Provision therefore is at the upper end of this requirement and is therefore acceptable. In addition, adequate public open space and management arrangements is provided as part of the development and related requirements under PPS7 and PPS8 are therefore satisfied. Environmental Health have confirmed adequate arrangements are proposed to ensure residential amenity will be protected.
9.24	Policy LC 1 of PPS 7 (Addendum) sets out that in established residential areas planning permission will only be granted for the infilling of vacant sites to accommodate

	<p>new housing, where all the criteria set out in Policy QD1 of PPS7, and additional criteria are met. Annex E of PPS 7 Addendum states that Policy LC 1 will not apply “along key and link transport corridors (including designated arterial routes)”. As such, LC1 does not apply to the proposed development.</p>
9.25	<p>Notwithstanding the above, the accommodation proposed comprises 11 dwellings and 79 apartments. The dwellings proposed are approximately 93.4sqm, whilst the apartments range in size from approximately 60 sqm to 85 sqm. These sizes are compliant with the space standards. The design, layout and size of the residential units to ensure that all of the units are designed to meet the prevailing floorspace and ‘Lifetime Homes’ standard which is a requirement of the Housing Association Guide.</p>
	<p>Impact on Trees and Landscape Proposals</p>
9.26	<p>The layout includes a landscaping scheme for the areas of open space, and includes the planting of trees, hedge, shrub, and screen planting. A provisional tree protection order (LA04/2019/2907/TPO) was placed on the site in December 2019 and later confirmed on 01st June 2020. The species includes birch, lime, beech, oak, maple, chestnut, and cherry. A tree health and condition survey and impact drawing information has been submitted in support of the application. The drawing indicates that approximately 14 trees will be removed. However, an aerial photograph of the site indicates that there are approximately 8 trees within the site located roughly along the current boundary between the upper tier and lower tier have not been included within the report. The tree officer objects to the proposals due to impacts on trees, insufficient separation distances to proposed buildings and trees surgery works that will be required on an ongoing basis to minimise amenity impacts.</p>
9.27	<p>The loss of existing trees (approximately 22 in total), is offset by the new tree planting proposed (approx.70). The 8 trees that are excluded/not identified as part of the TPO/tree survey information are not considered visually significant or of sufficient value to warrant retention. BCC Landscape team has no objections to the proposed arrangements. Objectors and the BCC Tree Officer have raised concerns regarding impact on and loss of existing trees. The condition of these trees is set out in the submitted tree survey report. It indicates that growth and root systems are impacted / restricted by existing structures on the site. Taking account of the response from the Landscape team, the acute need for social and affordable housing within the area, and the additional planting proposed it is considered that the loss of 22 trees is acceptable. Root systems and damage to retained trees can be avoided through planning conditions. The extent of works required to the exiting trees is set out in the health and condition report. A planning condition is necessary to ensure remedial works are completed in accordance with these details. Conditions are also necessary to secure provision of the new planting as well as protecting existing trees during construction. Maintenance and management of the landscaping proposed and retained trees should be secured through an appropriate clause in the Section 76 planning agreement.</p>
	<p>PPS15 – Flooding and drainage</p>
9.28	<p>Rivers Agency and NI Water have been consulted on the application and assessed the submitted flood risk assessment. Neither consultee has any objections to the proposal. Therefore, it is considered that the proposal will not result in or be impacted unacceptably by flooding. It is considered that the proposal is compliant with PPS15 requirements.</p>

	PPS3 - Traffic, Parking, and associated Roads considerations
9.29	DFI Roads were consulted and are satisfied that there is sufficient vehicle and bicycle parking provision proposed, the access arrangements are adequate, and that the proposal will not result in a significant impact on traffic or road safety. The proposal includes 56 parking spaces and dedicated internal cycle parking within an ancillary building. 11 spaces would be provided on Sefton Drive to serve the 11 proposed terrace houses (i.e. 1:1 parking ratio). The apartments would be served by 45 spaces (i.e. 0.57 parking ratio). Overall, this equates to 0.6 parking spaces per unit. Whilst this is less than standard, DFI Roads has had regard to the fact that the proposal is an affordable housing scheme and the applicant's evidence that car ownership for the type of housing proposed is less than the usual standard.
9.30	DFI Roads has also had regard to the applicant's travel plan and Green transport measures to promote alternative travel to the private car. These include provision of travel cards for each apartment for the first of occupation. DFI Roads have requested travel cards for three years to have a meaningful impact on modal shift. The applicant has said that the viability of the scheme is marginal because of the additional junction improvements that need to be incorporated into the scheme, as well as the need to address drainage and sewage infrastructure requirements. Therefore, the applicant is offering travel cards for one year. The applicant will need to submit a viability appraisal in accordance with the Developer Contribution Framework and officers seek delegated authority to deal with this issue as part of the negotiations on the Section 76 planning agreement that will secure the travel cards and green travel measures.
9.31	In assessing the level of proposed parking, regard is also had to the sustainable location of the site which is on an arterial route and has good access to shops, services, jobs, and public transport. The level of proposed parking is therefore considered acceptable and compliant with PPS3, associated guidance, and criteria [f] of QD1.
9.32	The proposal includes modifications to the junction on Sefton Drive and Park Avenue to improve visibility. DFI Roads offers no objections to these alterations and the proposed access arrangements are considered acceptable having to PPS 3 and DCAN15. Objections are noted in respect of concerns raised on parking provision, access, traffic, and related issues. However, these aspects are considered acceptable due to the assessment and response from DFI Roads.
	Consultee Responses
9.33	Environmental Health has no objections to the proposal in terms of public health matters including contamination, noise, disturbance, and associated matters subject to conditions.
9.34	DEARA Regulation Unit has no objections regarding land contamination issues.
9.35	DEARA Water Management Unit has no objections subject to conditions.
9.36	DAERA Natural Heritage have considered a bat survey report in terms of potential impacts on this protected species. The submitted report concludes that "no roost was identified during these surveys, and no bats were associated with this site. As such bats are not considered to pose a constraint to felling this tree as part of the proposed development plans". DEARA have no concerns or objections in relation to impact on bats or protected species.

9.37	NI Housing Executive has advised that they support mixed tenure development as it is an important way to create cohesive, sustainable, and balanced communities. There is social housing need in this Housing Need Area (HNA), Middle East Belfast, which includes the Sydenham, Edenvale, Inverary, Dundela and Ashmount Common Landlord Areas (CLAs). They indicate that at March 2020 there were 934 applicants for social housing of which 522 were in housing stress. 126 had been allocated units up to March 2020. The projected 5-year housing need was 258 units.
9.38	The proposal is an affordable housing led residential scheme. The proposal would therefore assist in meeting the needs as set out by the Housing Executive. Whilst there is currently no planning policy requirement for applicants to deliver affordable housing, in this case it is necessary to restrict the tenure of the housing given that this is central to the applicant's case for a lower than usual level of on-site parking provision. A clause to provide social housing and restrict tenure would be necessary as part of the Section 76 planning agreement to retain the proposed units for this purpose.
9.39	<p>Representations</p> <p>75 representations have been received raising the following issues (summarised):</p> <ul style="list-style-type: none"> a. Over-development of the site; b. Insufficient parking provision; c. Hotel use should be retained; d. Demolition of existing buildings; e. Impact on utilities; f. Impact on road infrastructure / congestion; g. Inadequate / narrow layout of existing roads to deal with traffic – road safety issue; h. Inappropriate location of access, should be located on Holywood Road; i. Overpopulation of the area; j. Need for development / vacant / incomplete apartment development in the area; k. Increased anti-social behaviour; l. Impact on trees, trees to be retained will not be protected from development. Impact on root systems, impact of crown reduction and foundation works; m. Loss of jobs from local area; n. Inappropriate design for the area / impact on listed buildings and Cinema; o. Subsidence / structural impacts on existing properties; p. Impact on amenity – noise, privacy, loss of light, dust, general disturbance; q. No benefit to the community, commercial uses more appropriate to the site; r. Environmental Impact Assessment should be carried out; s. Impact on bats; t. timing of the preliminary consultation was unfortunate due to the Lockdown associated with Covid, but this meant that a significant number of residents were unable to join the virtual consultation session and have therefore not had their voices heard / very little consultation with the residents; u. land at the back of the houses could be cleared and resurfaced for additional residents parking; v. How is the off street car parking going to be allocated? w. How high will the structure be with 4 storeys? x. How much are you going to take off the trees? 3m min is too vague; y. What are the more sympathetic building materials? This again is very vague.

	<p>Response:</p> <p>9.40 Many of the issues above have been considered as part of the assessment of the report above. Other issues raised are discussed below:</p> <ul style="list-style-type: none"> c. there is no requirement in current planning policy to retain the existing use at the site; i. as discussed in the assessment above, regional planning policy seeks to increase the density of urban areas. The assessment sets out how the proposal would not result in overdevelopment of the site due to compliance with the key policy considerations. j. NI Housing Executive response indicates a need for social and affordable housing within east Belfast as discussed above; k. Anti-social behaviour is an issue for the operator of the site and the PSNI. There is no determining evidence provided that indicates that the proposal would result in anti-social behaviour to the degree that it would be unacceptable in planning terms; o. any subsidence, structural damage as a result of the development site is a civil matter between the relevant parties. It is the responsibility of the developer and other agencies to ensure that development works are completed in a safe and appropriate manner; q. the Council must consider the proposal submitted. There is no policy requirement for commercial/non-residential uses to be retained or continued at this site; t. Considered below under Pre-Community Consultation; u. the suggestion is welcomed, however this does not form part of the proposals. In any event it is likely such an approach would result in inadequate amenity space for the terraced dwellings and may not be deemed appropriate by DFI Roads; v. allocation of car-parking is a site management issue for the operator.
	<p>Pre-Community Consultation</p> <p>9.41 For applications that fall within the category of Major development as prescribed in the Development Management Regulations, Section 27 of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p> <p>9.42 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>9.43 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 to accompany the planning application.</p> <p>9.44 It is considered that the Pre-application Community Consultation Report (PACC) submitted with the application has demonstrated that the applicant has carried out their duty under Section 27 of the Act to consult the community in advance of submitting an application.</p> <p>9.45 It is noted that objectors have raised concerns regarding lack of consultation and notification of the development. The PACC report and process meets legislative requirements and on that basis is acceptable as set out above. The application has been advertised and neighbours notified following receipt of the application and following receipt of revised information. Notification has been completed in accordance with legal requirements.</p>

	Developer Contributions
9.46	<p>In summary, the following planning obligations should be included as part of the planning permission by means of a Section 76 planning agreement.</p> <ul style="list-style-type: none"> • Provision of a minimum of 63 of the 90 units as social housing with the balance of the units (27) to be intermediate housing, or such other tenure to be first agreed in writing by the Planning Authority. All 90 units to be managed by a Housing Association; • Green transport measures to promote alternatives to car use and assist offsetting the lower than standard level of parking; • Maintenance and management of the public open space, private roads, public realm in the interests of the ongoing visual amenity of the development; • Employability and Skills (subject to receipt and assessment of information from the applicant to inform the potential requirement for Employability and Skills Developer Contributions in accordance with the <i>Developer Contribution Framework</i>); and • Monitoring fee.
10.0	Summary of Recommendation
10.1	Having regard to the Development Plan and relevant material considerations, the proposal is considered acceptable subject to resolution of the outstanding matters.
10.2	<p>It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and a Section 76 planning agreement, and satisfactory resolution of outstanding issues, including:</p> <ul style="list-style-type: none"> • Receipt and assessment of information from the applicant to inform the potential requirement for Employability and Skills Developer Contributions; and • Finalising conditions and Section 76 Planning Agreement including viability of the scheme in relation to the provision of travel cards for 3 years.

Draft Conditions (Delegated authority requested to the Director of Planning & Building Control to finalise 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 the occupation of each dwelling and any apartment block hereby approved, boundary walls and fencing shall be erected in accordance with the approved plans and shall be permanently retained thereafter.

Reason: In the interest of privacy and amenity.

3. Notwithstanding the provisions of Article 3 and Parts 1, and 3 Class A and B of the Schedule of the Planning (General Permitted Development) Order (NI) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take

place within the curtilage of the dwellings hereby approved, including the formation of vehicular / pedestrian accesses, without the prior written permission of the Council.

Reason: To preserve the integrity of the design and layout of the development and in the interests of residential amenity.

4. Prior to the occupation of any apartment hereby permitted the bin store area shall be constructed in accordance with the approved drawings and retained thereafter. Access to the bin storage area shall be available to residents of the apartments hereby permitted at all times.

Reason: In the interests of residential and visual amenity.

5. No development shall commence on site until details and samples of the materials to be used for the external walls, boundaries, and roofs have been submitted to and approved in writing by the Council. Development shall be carried out in accordance with the approved details and retained thereafter.

REASON: In the interests of visual amenity and the character and appearance of the area.

6. No part of the development hereby permitted shall commence until full design and maintenance details of all proposed retaining walls to be constructed within development have been submitted to and approved by the Council. The details shall include endorsement by a suitably qualified structural or geotechnical engineer.

No dwelling hereby permitted shall be occupied until a report has been submitted to and approved by the Council verifying, with documentary evidence, that the retaining structures have been constructed in accordance with the design and structural details to be agreed above.

Where a dwelling includes any retaining structures within or adjacent to its curtilage, as indicated on the approved drawings, that dwelling shall not be occupied until the retaining structures are constructed in accordance with the agreed details.

All retaining structures shall be constructed and maintained in accordance with the approved details and permanently retained thereafter. No variation to the approved details shall be implemented without the prior consent of the Council.

REASON: In the interests of public safety and residential amenity.

7. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building[s] hereby approved.

Reason: In the interests of visual amenity.

8. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

9. The developer shall inform the Council on completing the installation of all tree protection measures so that the Council or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Council in writing.

Reason: To ensure that adequate protection measures are put in place around retained trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

10. Any excavation within tree protection areas shall be carried out using non-mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.

Reason: To respect the topography of the site and to ensure the protection of existing landscape features.

11. Trees and vegetation to be retained within the site and proposed planting as indicated on approved drawings, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of the Council . All arboricultural work shall be carried out in accordance with the approved details including the tree survey report recommendations, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works) prior to the occupation of any part of the development hereby permitted.

Reason: To ensure the continuity of amenity afforded by existing trees and vegetation.

12. No development including site clearance works, lopping, topping or felling of trees, shall take place until detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers have been submitted to and approved in writing by Belfast City Council.

All hard and soft landscape works shall be completed in accordance with the approved details, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS before the expiration of the planting season following occupation of each of the dwellings hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

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

13. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Council be seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its prior written consent to any request for variation.

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

14. Prior to the commencement of any of the approved development on site, a final drainage assessment, compliant with FLD 3 & Annex D of PPS 15, and Sewers for Adoption Northern Ireland 1st Edition, including a detailed drainage network design and a demonstration of how out of sewer flooding due to exceedance of the drainage network will be managed, shall be submitted to and approved in writing by the Planning Authority for its consideration and approval. The development shall be carried out in accordance with the agreed arrangements prior to the occupation of any dwelling hereby permitted and retained thereafter.

Reason - To safeguard against flood risk to the development and from the development to elsewhere.

15. In the event that any combustion plant, where the single or combined NOx emission rate is more than 5mg/sec, the applicant must submit an updated Air Quality Impact Assessment to the Council for approval in writing. The plant shall be installed and maintained in accordance with the agreed arrangements thereafter.

Reason: Protection of human health.

16. The rated sound level of the electrical substation must not exceed 29.3 dB(A) at the facade of any residential property, when measured and determined in accordance with BS 4142:2014+A1:2019, as per report from AONA Environmental Consulting Limited titled 'Noise Impact Assessment for a proposed substation to be installed as part of a residential development at the site of the former Park Avenue Hotel in Belfast' (referenced Job No. ENV 7022 and dated 19/02/2021).

Electrical substation to be located as per drawing from RPP titled 'Proposed site plan' (referenced Drawing No. 2590-RPP-XX-ZZ-DR-A-00-101 and dated Jan 21).

1.8m high close boarded timber fencing to be located around electrical substation, as per drawing from RPP titled 'Proposed site plan' (referenced Drawing No. 2590-RPP-XX-ZZ-DR-A-00-101 and dated Jan 21) prior to the electrical substation becoming operational and permanently retained thereafter.

Reason: Protection of residential amenity

17. No part of the development hereby permitted shall commence until an updated noise impact assessment has been submitted to and approved in writing by the Council. The assessment should detail any noise mitigation measures which may be required to be installed within the development to address road traffic noise to ensure that internal noise levels do not exceed:

- 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, if required with the windows closed and alternative means of acoustic ventilation provided.
- 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of acoustic ventilation provided.

- 45 dB L_{Amax} more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms if required with the windows closed and alternative means of ventilation provided.

The development shall be carried out in accordance with the approved arrangements, and any mitigation measures shall be installed or provided and verified in writing to the Council prior to the occupation of any part of the development and retained thereafter.

Reason: In the interests of residential amenity.

18. The development hereby permitted shall not commence until all fuel storage tanks (and associated infrastructure) are fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27). The quality of surrounding soils and groundwater shall be verified. Should any additional contamination be identified during this process, Conditions 19 and 20 will apply.

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

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

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

20. After completing any remediation works required under Condition 19 and prior to occupation of the development, a verification report shall be submitted to and approved in writing by Planning Authority. This report shall be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all waste materials and risks and in achieving the remedial objectives.

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

21. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 5195005-ATK-HGN-DR-D-004 Rev P02 bearing the Belfast Planning Service date stamp named 'Private Streets Determination 01' on EPIC 28/9/21, prior to the occupation of any other works or other development hereby permitted.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

22. No apartment shall be occupied until visibility splays of 2.4m x 45m have been provided in accordance with drawing 5195005-ATK-HGN-DR-D-0003 Rev P03 and shall be permanently retailed as such.

REASON: To ensure there is a satisfactory means of access for the apartments in the interests of road safety and the convenience of road users.

23. No apartment shall be occupied until related hard surfaced areas (incurtilage) have been constructed in accordance with the approved Drawing No. 5195005-ATK-HGN-DR-D-

004 Rev P02 named 'Private Streets Determination 01' on EPIC 28/9/21 to provide adequate facilities for parking. These spaces shall be permanently retained.

REASON: To ensure adequate parking in the interests of road safety and the convenience of road users.

24. No house shall be occupied until related hard surfaced areas (lay-by provision) have been constructed in accordance with the approved Drawing No. 5195005-ATK-HGN-DR-D-004 Rev P02 named 'Private Streets Determination 01' on EPIC 28/9/21 to provide adequate facilities for parking. These spaces shall be permanently retained.

REASON: To ensure adequate parking in the interests of road safety and the convenience of road users.

25. No house shall be occupied until the road works indicated at the north end of Sefton Drive have been completed in accordance with the approved Drawing No. 5195005-ATK-HGN-DR-D-004 Rev P02 named 'Private Streets Determination 01' on EPIC 28/9/21.

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

26. No apartment shall be occupied until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.

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

27. The area within all of the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.

REASON: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

28. The access gradient onto Park Avenue shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

29. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:5195005-ATK-HGN-DR-D-004 Rev P02 bearing the Department for Infrastructure determination date stamp 4/10/21.

REASON: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

30. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Department for Infrastructure.

REASON: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

31. The development shall operate in accordance with the Service Management Plan and variations to that plan shall be implemented without the prior consent of the Council in writing.

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

32. The development shall operate in accordance with the Travel Plan Revision 6 and no variation to that plan shall be implemented without the prior consent of the Council in writing.

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

Signature(s)

Date:

ANNEX

Date Valid	2nd March 2021
Date First Advertised	12th March 2021
Date Last Advertised	1st October 2021

Details of Neighbour Notification (all addresses)

1 Park Grange Belfast Down
 10, Sefton Drive, Belfast, Down, Northern Ireland, BT4 1PL
 11 Park Avenue Belfast Down
 11 Ribble Street Belfast Down
 12 Sefton Drive Belfast Down
 14 Colvil Street Belfast Down
 15 Park Avenue Belfast Down
 15 Redcliffe Parade Belfast Down
 16 Sefton Drive Belfast Down
 168 Holywood Road Belfast Down
 17, Park Avenue, Belfast, Down, Northern Ireland, BT4 1PU
 180 Holywood Road Belfast Down
 189 holywood road belfast bt2 2dg
 2, Sefton Drive, Belfast, Down, Northern Ireland, BT4 1PL
 20 Sefton Drive Belfast Down
 21, Park Avenue, Belfast, Down, Northern Ireland, BT4 1PU
 24 Colvil Street Belfast Down
 24 Oakdene Parade Belfast Down
 24 Sefton Drive Belfast Down
 24, Colvil Street, Belfast, Down, Northern Ireland, BT4 1PS
 25 Edgcumbe Gardens Belfast Down
 25 Park Avenue Belfast Down
 26 Sefton Drive Belfast Down

27 Aigburth Park Belfast Down
 27 Edgcumbe Gardens Belfast Down
 29, Park Avenue, Belfast, Down, Northern Ireland, BT4 1PU
 3 Tweskard Park, Belfast, Down, Northern Ireland, BT4 2JY
 37 Park Avenue Belfast Down
 39 Glenview Crescent Belfast Down
 39 Park Avenue Belfast Down
 42, Park Avenue, Belfast, Down, Northern Ireland, BT4 1JJ
 45, Castle Park, Tobermore, Londonderry, Northern Ireland, BT45 5PU
 55 Pims Avenue Belfast Down
 6 Redcliffe Parade Belfast Down
 65 Pims Avenue Belfast Down
 69 Belmont Avenue Belfast Down
 71 Aigburth Park Belfast Down
 73 Aigburth Park Belfast Down
 73, Aigburth Park, Belfast, Down, Northern Ireland, BT4 1PQ
 79, Brandon Parade, Belfast, Down, Northern Ireland, BT4 1JH
 79, HOLYWOOD ROAD, BELFAST, DOWN, Northern Ireland, BT4 3BA
 80 Ravenscroft Avenue Belfast Down
 9 Sefton Park Belfast Down
 9, Pims Avenue, Belfast, Down, Northern Ireland, BT4 1PJ
 94 Ravenscroft Avenue Belfast Down

Date of Last Neighbour Notification	
Date of EIA Determination	26th March 2021
ES Requested	No

Planning History

Ref ID: LA04/2020/0129/TPO

Proposal: Felling and tree surgery on 3 main trees and 2 smaller groups.

Address: Park Avenue Hotel, 158 Holywood Road, Belfast, BT4 1PB.,

Decision: CG

Decision Date:

Ref ID: LA04/2020/0667/PAN

Proposal: Residential development including car parking.

Address: Park Avenue Hotel, 158 Holywood Road, Belfast, BT4 1PB.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2019/2907/TPO

Proposal: Consideration to be taken for a Tree Preservation Order for the remaining trees within the grounds of Park Avenue Hotel, Belfast.

Address: Park Avenue Hotel, 158 Holywood Road, Belfast, BT4 1PB,

Decision: CG

Decision Date:

Ref ID: Z/1980/0253

Proposal: ERECTION OF EXTENSION TO HOTEL

Address: PARK AVENUE HOTEL, HOLYWOOD ROAD, BT4

Decision:

Decision Date:

Ref ID: Z/1984/0106

Proposal: EXTENSION TO HOTEL PREMISES

Address: PARK AVENUE HOTEL, HOLYWOOD ROAD

Decision:

Decision Date:

Ref ID: Z/2001/0992/F

Proposal: Provision of additional function rooms, syndicate rooms and associated facilities

Address: 158 Holywood Road, Strandtown, Belfast, Northern Ireland, BT04 1PB

Decision:

Decision Date: 16.08.2001

Ref ID: Z/1990/0067

Proposal: Additional storey to existing hotel for bedroom accommodation

Address: PARK AVENUE HOTEL, HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1994/0010

Proposal: New vehicular entrance

Address: PARK AVENUE HOTEL HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1987/1070

Proposal: Installation of 3 no 1 tonne LPG Bulk Storage Tanks

Address: PARK AVENUE HOTEL HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1998/0129

Proposal: Single storey dining room and kitchen stores extension, internal alterations to lounge bar and bedrooms on first and second floor.

Address: PARK AVENUE HOTEL, 158 HOLYWOOD ROAD, BELFAST, BT4

Decision:

Decision Date:

Ref ID: Z/2003/2117/F

Proposal: Two storey extension to existing hotel.

Address: Park Avenue Hotel, 158 Holywood Road, Belfast

Decision:

Decision Date: 21.10.2003

Ref ID: Z/1995/0712

Proposal: Alterations and extension to provide new entrance, foyer, reception, and offices

Address: PARK AVENUE HOTEL 158 HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/2008/1261/F

Proposal: Extension and alterations to existing frontage and entrance of Park Avenue Hotel

Address: 158 Holywood Road, Strandtown, Belfast, BT04 1PB

Decision:

Decision Date: 09.10.2008

Ref ID: Z/1997/0110

Proposal: Retention of vehicular access from Park Avenue Hotel onto Pims Avenue. (Renewal of Temporary Permission)

Address: PARK AVENUE HOTEL HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1993/0527

Proposal: Alterations and additions to existing function room

Address: PARK AVENUE HOTEL HOLYWOOD ROAD BELFAST BT4 1PB

Decision:

Decision Date:

Ref ID: Z/1993/0747

Proposal: Widening of existing access

Address: PARK AVENUE HOTEL HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1988/0401

Proposal: Dining room extension

Address: PARK AVENUE HOTEL BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1996/0526

Proposal: Alterations to hotel and extension to provide chair store

Address: PARK AVENUE HOTEL 158 HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1989/0870

Proposal: Bar extension

Address: PARK AVENUE HOTEL HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: