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**Democratic Services Section
Chief Executive's Department
Belfast City Council
City Hall
Belfast
BT1 5GS**

26th June, 2015

SPECIAL MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

I enclose for your information a consultation response from Transport NI which relates to item 2 on the agenda for Monday's Special Meeting of the Planning Committee.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

2 . LA04/2015/0057/F - Land Opposite Titanic Studios (The 'Paint Hall') and East of Queen's Road

(Consultation Response from Transport NI (Pages 1 - 2))

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Agenda Item 2a transportni

Eastern Division
Hydebank
4 Hospital Road
Belfast
BT8 8JL

Planning Authority Case Officer:
Planning Application Ref: LA04/2015/0057/F
Date consultation received: 13/05/2015 & 11/06/2015
Date of Reply: 25/06/2015

TransportNI offers no objection to this development proposal. The following documents were considered: -

- Titanic Quarter Exhibition Centre – Transport Assessment Form (March 2015)
- Titanic Quarter Exhibition Centre – Transport Statement (March 2015)
- Titanic Quarter Exhibition Centre – Event Management Plan (EMP) Rev 1, bearing Belfast Planning Service date stamp 11 June 2015

In assessing the development application, TransportNI is mindful that the application is not expected to generate significant vehicular trips during weekday network peaks. It is also noted that parking for the development proposes a mixture of in-curtilage provision, utilisation of spare capacity in surrounding TQ car parks, and the opportunity to avail of additional lands (controlled by the applicant), for additional car parking if required. TransportNI is also mindful that the development is seeking temporary approval for an 'exhibition centre', which if approved and implemented, enables subjective monitoring to verify the effectiveness of the any associated event management plan.

In concluding its recommendation to Belfast Planning Service, TransportNI considered those transportation & parking related concerns highlighted by Fleming Mountstephen Planning in their correspondence to Belfast City Council dated 09 & 16 June 2015.

Should the planning authority decide that planning approval is to be granted, then the following conditions / informatives should be considered for inclusion in any decision notice issued: -

Conditions

1. The development hereby permitted shall not become operational until the vehicular access, including any visibility splays, has been provided in accordance with the approved layout drawing (Number 04), 'Proposed Site Layout' IBH0462/1000 bearing Area Planning Office date stamp 27 March 2015.
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
2. No development / exhibition shall become operational until an Event Management Plan has been fully implemented in accordance with the general principles / objectives set out in the approved 'Event Management Plan template' bearing Belfast Planning Service date stamp 11 June 2015.
Reason: In the interests of road safety and traffic progression.

3. No part of the development hereby approved shall become operational until hard surfaced areas have been constructed and permanently marked to provide approximately 106 incurtilage car parking spaces for use by exhibitors, persons with a disability and to provide a suitable drop off point. Provision of car parking for general visitors shall utilise available TQ car parks / lands in the surrounding area, identified and managed as part of an approved Event Management Plan deemed necessary for each exhibition.
Reason: To ensure that adequate provision has been made for car parking and traffic circulation in the interests of road safety and the convenience of road users.
4. One space per 25 spaces of the total parking provision / requirement shall be provided close to the entrance and permanently retained for people with a disability and shall be adequately marked for that purpose.
Reason: To ensure the provision of adequate parking facilities to meet the needs of people with disabilities.
5. No part of the development hereby approved shall become operational until 10 covered Sheffield cycle stands have been provided for development users.
Reason: To encourage the use of alternative modes of transport for development users.

Informatives

1. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
2. All construction plant and materials shall be stored within the curtilage of the site.
3. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road drainage is preserved and does not allow water from the road to enter the site.
4. Pedestrian crossing points across the proposed entrance are to be provided in accordance with the DETR/Scottish Office publication 'Guidance on the use of Tactile Paving'.

TransportNI Case Officer: Mr Gabriel Doherty
Network Planning

Issued on behalf of the Divisional Manager