

Public Document Pack

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



**Belfast
City Council**

12th December, 2018

MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Thursday, 13th December, 2018 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Declarations of Interest

2. Miscellaneous Items

- (a) Belfast Housing Land Availability Summary Report (Pages 1 - 22)

3. Planning Applications

- (a) LA04/2018/2096/F - Variation of planning condition No's 6, 7 +17 of approval Z/2014/1665/F to facilitate relocation of parking spaces + amendments to internal boundary treatments Peter Pan Complex, 90-120 Springfield Road, adjoining Springfield Avenue (Pages 23 - 30)
- (b) LA04/2018/1453/F - 6. storey Grade A office development, incorporating a ground floor coffee bar, associated car parking, part retention and reconfiguration of existing car park, and all ancillary site works and landscaping on Lands at and adjacent to plot 4 Cromac Place, The Gas Works (Pages 31 - 42)

- (c) LA04/2018/1079/F - Public realm improvements along Albert St, Cullingtree Road and at St Peters Close (Pages 43 - 50)
- (d) LA04/2018/1810/F - Change of use from single occupancy dwelling to HMO at 20 Templemore Avenue (Pages 51 - 56)
- (e) LA04/2015/0686/F - Renewal of Z/2008/1418/F 2 blocks - 1 block consisting of 22 no. apartments, 1 no. block with office and community use 56-76 Townsend Street (Pages 57 - 74)
- (f) LA04/2018/2314/F - Internal refurbishment to sub-divide open plan office and amalgamate existing Education Rooms. Enlargement of community shop with independent ramped access to new entrance door. New window to IT suite. 84a Colinmill Poleglass (Pages 75 - 82)
- (g) LA04/2018/2280/F - Canopy at front entrance with boot cleaning facility, double doors from training kitchen to access existing external terrace, internal refurbishments to create 2 additional WC's and additional storage within the kitchen at 25 to 27 Colin Glen Road (Pages 83 - 88)
- (h) LA04/2018/2577/F - Public square to include boundary fences (2.2m & 1.1m high) & pedestrian gates gabion retaining walls and associated landscaping at Pairc Lamh Dhearg 168 Upper Springfield Road (Pages 89 - 94)



Subject:	Belfast Housing Land Availability Summary Report
Date:	11 December 2018
Reporting Officer:	Dermot O’Kane, Principal Planning Officer (x2293)
Contact Officer:	Martyn Smithson, Senior Planning Officer (x3408)

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
	<p>To provide an overview of the Council’s Housing Land Availability Summary Report for the 2017/18 monitoring period.</p> <p>The report presents the outcomes of annual housing land monitoring and helps inform the preparation of the new Local Development Plan (LDP) for the District. It provides a snapshot of the amount of land available for new residential development as of 01 April 2018, and will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.</p>
2.0	Recommendations
	Note the outcomes of the annual Housing Monitor report for 2017/18 contained at Appendix 1 and the intention to publish this summary document and accompanying online map portal on the Council’s website.

3.0	Main report
	<p><u>Background</u> Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the LDP are being achieved. As the Council are currently preparing the first new LDP for Belfast under this new legislation, the production of Annual Monitoring Reports has not yet commenced. Instead, annual Housing Land Availability Monitor reports (referred to as the 'Housing Monitor' reports) are being prepared by the Council until the new LDP is adopted.</p> <p><u>Housing Land Availability Reports</u> The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.</p> <p>The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as of 1st April 2018, as well as providing the net gains in housing units for the 2017/18 period. This differs from the new dwelling completion statistics published routinely by central Government which only provide a total for new build homes, without accounting for units lost as a result of redevelopment.</p> <p>This information is summarised within the report in relation to:</p> <ul style="list-style-type: none"> • Each settlement within the District, including settlement areas in the case of Belfast City; • Whether land falls within the existing urban footprint¹ or is classified as greenfield land; and • The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land. <p>During the 2017/18 monitoring year 659 units were completed on 19.4 ha of land across the District. 408.9 ha of land remains, with potential capacity for 22,354 residential units. The total number of dwellings completed in the district has fallen by 7.7% from 714 in 2016/17 to 659 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 82.1% and, as at 1 April 2018, almost 40% of the remaining potential available for future dwellings is on land zoned for housing or mixed use development.</p> <p>It is emphasised that the monitor represents a register of housing land based on current policy designations and planning permissions, rather than an accurate picture of viable housing land. It is the role of an Urban Capacity Study to assess the suitability, availability and achievability of land, alongside the identification of new sites that could be later zoned for residential use as part of the LDP process. As an Urban Capacity Study was completed in March 2018, this report also contains a summary of its findings, focussing on new sites identified that are not included within the housing monitor.</p> <p><u>Online Map Portal</u></p>

¹ The continuous built-up area of the settlement.

	<p>It is intended that the Housing Monitor report will be published alongside an online map portal showing the status of the existing housing monitor sites and key information contained within the tables of this report, for example: the site area developed and the remaining area potential; and the number of dwelling units complete and the remaining unit potential.</p> <p><u>Recommendations</u> Members are asked to note the outcomes of the annual Housing Monitor report for 2017/18 contained at Appendix 1 and the intention to publish this summary document and accompanying online map portal on the Council’s website.</p> <p><u>Financial & Resource Implications</u> There are no financial or other resource implications arising from this report.</p> <p><u>Equality or Good Relations Implications</u> The Housing Monitor report presents factual information and makes no recommendations relating to the future allocation of land for housing. There are therefore no equality or good relations implications arising from this report.</p>
4.0	Appendices – Documents Attached
	Appendix 1 – Belfast Housing Land Availability Summary Report 2017/18

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1. Introduction

As part of the preparation of a new Local Development Plan (LDP) for Belfast, the Strategic Planning Policy Statement (SPPS) for NI (September 2015) outlines a 'plan, monitor and manage' approach to ensure that, as a minimum, a 5 year supply of land for housing is maintained. It states that monitoring should be an ongoing process with annual reporting and review. As a minimum, it states that monitoring must include:

- The housing land supply at the beginning and end of the annual reporting period;
- The number of net additional units built during the annual reporting period; and
- The number of net additional housing units built in the period since adoption of the local plan.

The primary purpose of the Housing Land Availability Monitor's (referred to as the 'Housing Monitor') is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.

The information collated will allow a clear view of the overall progress in meeting the housing objectives of the existing development plan and in identifying issues likely to require intervention. For example, a need to release phased housing sites in order to maintain a 5 year supply of available housing land, or the release of a site providing for a particular housing need.

The Planning Act (NI) 2011 requires Belfast City Council to make an annual report to the Department for Infrastructure outlining the extent to which the objectives set out in the LDP are being achieved. As the Council are currently preparing the first new LDP for Belfast under this new legislation, the production of Annual Monitoring Reports has not yet commenced. Instead, annual Housing Monitor reports are being published by the Council until the new LDP is adopted.

2. Methodology

The Housing Land Availability Monitor (the “Monitor”) measures net gains in housing within the Belfast City Council boundary. It provides a snapshot of the amount of land available for new homes as of 1st April each year. The process followed to produce the Annual Housing Monitor is summarised at Appendix A.

The Monitor presents a register of potential housing land, based on current planning policy designations¹ and planning permissions, rather than an accurate picture of viable housing land. It is the role of an Urban Capacity Study (UCS), which forms part of the evidence base for the new LDP, to assess the suitability, availability and achievability of monitored sites to contribute to a viable supply of land, alongside the identification of new sites that could be later zoned for residential use as part of the LDP process.

Belfast City Council (the “Council”) commissioned work on a high level UCS which was completed in March 2018. The new sites identified in the UCS are not included in the Monitor, as further assessment of the suitability for housing on those sites may be undertaken. A summary of the new sites is contained in Section 4 of this report.

It should be noted that there has been a minor change to the methodology between the production of the 2016/17 report and the 2017/18 report, resulting from the UCS. Whilst previous Monitors have used the 2001 urban footprint² as a baseline position for monitoring purposes, this was updated as part of the UCS. The amendments included minor additions and deletions made to align with up-to-date OSNI base mapping (e.g.

¹ For the purposes of the Housing Land Availability Monitor, the draft Belfast Metropolitan Area Plan (BMAP) 2015 is utilised rather than the former Belfast Urban Area Plan (BUAP) 2001. The adopted BMAP was quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017 and, although this means the BUAP is now the statutory development plan for the area, the draft BMAP, in its most recent, pre-examination, form remains a significant material consideration in future planning decisions. Draft BMAP therefore refers to that which was purported to be adopted and not the pre-examination draft published in 2004.

² Urban Footprint is defined in the Regional Development Strategy 2035 as: “...the continuous built-up area of the settlement. The boundary will be represented by an uninterrupted line, often lying inside the planned settlement limit. The urban footprint contains land which has a formal urban use including land on the edge of the settlement where it forms part of the curtilage of a building. However, this does not necessarily imply that gardens are acceptable for housing development. Undeveloped zoned land at the edge of the settlement will be excluded.”

ensuring the whole of a properties' curtilage was included, etc.) and to account for new developments that have taken place since 2001.

As a minor change to the overall methodology that only affects a small number of monitor sites, the net effect is negligible and it is not considered to impact the a year-on-year comparison. This 2018 urban footprint therefore now forms a revised baseline position for the 2017/18 monitor period onwards.

3. Summary Tables and Graphs

The following summary tables detail the supply of housing for the Belfast district from 1 April 2017 to 31 March 2018 and provide a snapshot of the land remaining for housing and its associated potential capacity to accommodate new homes. Cumulative totals are also provided since the Council's housing monitor was established – i.e. 1 April 2015, the date at which the Council gained statutory responsibility for planning.

It should be noted that these cumulative totals will reflect the total since the Council gained statutory responsibility for planning until such time as an up-to-date Local Development Plan for the new district is adopted, establishing appropriate targets to monitor delivery against.

3.1 Settlement Summary

Table 1 provides a breakdown of the housing supply, land availability and capacity for future housing units for each Settlement within the District, including Belfast City and the Small Settlements of Edenderry, Hannahstown and Loughview.

Belfast City is then further sub-divided into a number of settlement areas or sectors based on key designations within the prevailing development plan. These areas include Belfast City Centre, the Belfast Harbour Estate and Outer Belfast, which is defined as the area covered by the Settlement Limit of Belfast City outside of the City Centre and Harbour Area.

The data within the table is divided into the following columns:

- **Area Developed 1 April 2017 to 31 March 2018** – the area of land in hectares (ha) developed during the current monitor year;
- **Area Developed 1 April 2015 to 31 March 2018** – the cumulative area of land in hectares (ha) developed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning);
- **Units Complete 1 April 2017 to 31 March 2018** – the number of dwellings completed during the current monitor year;

- **Units Complete 1 April 2015 to 31 March 2018** – the cumulative total number of dwellings completed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning);
- **Units Dev. Within the Urban Footprint (%) 1 April 2017 to 31 March 2018** – the portion of dwellings completed within the Urban Footprint during the current monitor year expressed as a percentage of the total number of dwellings completed; and
- **Available Potential (Hectares)** – the area of land estimated as available for additional dwelling completions within the monitored sites as at 1 April 2018.

During the 2017/18 monitoring year 659 units were completed on 19.4 ha of land across the District. 408.9 ha of land remains, with potential capacity for 22,354 units. Within Belfast City, 644 units completed were within Outer Belfast, with the remaining 15 units completed within the City Centre. 13,748 of the available potential units are within Outer Belfast, whilst 5,452 and 3,150 potential dwelling units remain in the City Centre and Harbour Area respectively. No units have been completed in any of the other settlements and only 4 available potential units remain within the three Small Settlements combined.

Figure 1 shows the total dwellings completed for the district from 2015/16 to present, to allow for an analysis of trends over a longer timeframe. The total number of dwellings completed in the district has fallen by 7.7% from 714 in 2016/17 to 659 in the current monitor year.

3.2 Urban Footprint Summary

Table 2 provides a breakdown of the housing supply, land availability and capacity for future housing units within Belfast City, further categorised into land within the identified 'Urban Footprint' or Greenfield land. This only refers to Belfast City, given that the Urban Footprint is only defined in relation to settlements with a population greater than 5,000 people. This excludes Belfast's three Small Settlements.

In addition to the columns as described in Table 1 above, the **Units within the Urban Footprint (%)** row calculates a proportion of dwellings completed within the Urban Footprint during the current monitor year and the cumulative total number of dwellings completed to date from 1 April 2015 (the date at which the Council gained statutory

responsibility for planning), expressed as a percentage of the total number of dwellings completed over the respective time periods.

82.1% of the 659 units completed within Belfast City were built on land within the Urban Footprint. Of the remaining potential dwelling units, 93.1% remain within the Urban Footprint.²

Figure 2 shows the proportion of dwellings within the Urban Footprint for the district from 2015/16 to present, to allow for an analysis of trends over a longer timeframe. The proportion of dwellings completed within the Urban Footprint has fallen from 93% to 82.1%.

3.3 Land Use Zoning Summary

Table 3 provides a breakdown of the dwelling units completed broken down by the type of land use zoning within the prevailing development plan within each settlement or settlement area. The data within this table is divided into the following columns:

- **Land zoned for housing** – the number of units completed and the remaining potential units on land allocated for residential use within the prevailing development plan;
- **Land zoned for mixed use** – the number of units completed and the remaining potential units on land zoned for mixed use development, which includes an element of residential development within key site requirements;
- **All other land** – the number of units completed and the remaining potential units on any other land not falling within the first two, which include non-zoned land and land zoned for non-residential uses; and
- **Proportion of Zoned Land (%)** – the proportion units completed and the remaining potential dwelling units on both housing or mixed use zoned land expressed as a percentage of the total number of dwellings completed.

31.7% of the dwelling units completed during 2017/18 have been delivered on zoned land within Belfast City. No units have been completed on zoned land within the small settlements. The number of units completed on all other land was 450 dwellings.

Figure 3 shows the proportion units completed for the district on both housing or mixed use zoned land expressed as a percentage of the total number of dwellings completed from 2017/18 to present. The proportion has been 28.6% over the three-year period. Figure 4 shows the total number of units completed on all other land. This 'windfall' provision has fallen from 494 units in 2016/17 to 450 in the current monitor year.

Table 4 provides the capacity for future dwelling units on the same basis as Table 3. Of the remaining potential available for future dwellings, 38.9% is currently zoned for housing or mixed use. 4,565 of the available 22,350 potential dwelling units can be delivered on land zoned for housing and 4,125 units on land zoned for mixed use. In comparison, 13,664 of the remaining potential units can be provided on all other land.

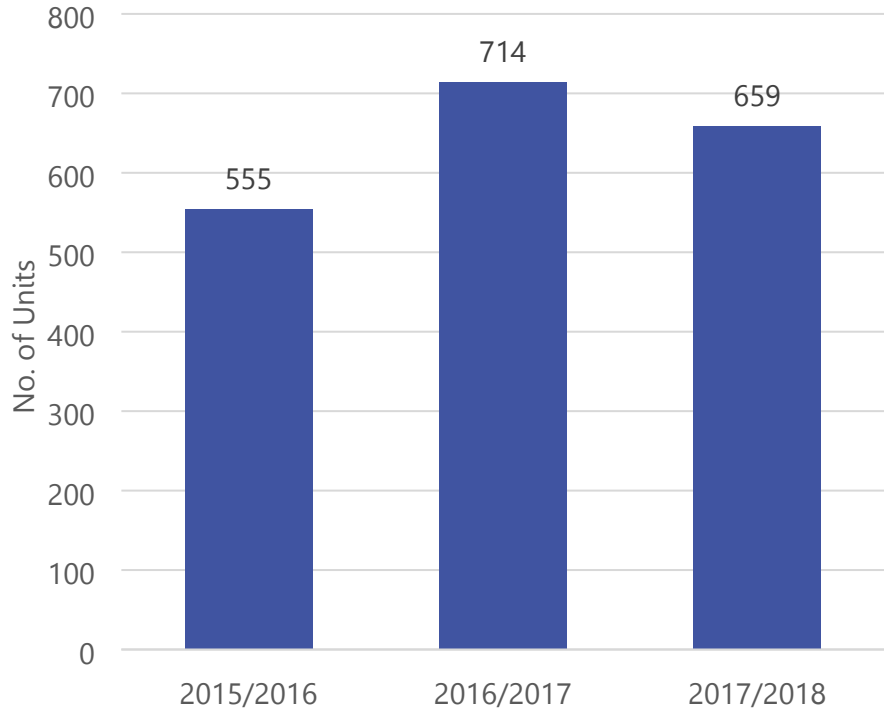
Table 1: Settlement Summary 2017/18

Settlement	Area Developed (Hectares)		Units Complete		Available Potential (Hectares)	Available Potential (Dwelling Units)
	01-04-17 to 31-03-18	01-04-15 to 31-03-18	01-04-17 to 31-03-18	01-04-15 to 31-03-18		
Belfast City						
Outer Belfast	19.3	50.2	644	1,753	285.5	13,748
City Centre	0.1	1.3	15	103	36.8	5,452
Harbour Area	0	0	0	0	86.1	3,150
Belfast City Total	19.4	51.5	659	1,856	408.4	22,350
Small Settlements						
Edenderry	0	0	0	0	0	0
Hannahstown	0	0.8	0	21	0.3	3
Loughview	0	0	0	0	0.2	1
Small Settlement Total	0	0.8	0	21	0.5	4
DISTRICT TOTAL	19.4	52.3	659	1,877	408.9	22,354

Table 2: Urban Footprint Summary 2017/18

Settlement / Area	Area Developed (Hectares)		Units Complete		Available Potential (Hectares)	Available Potential (Dwelling Units)
	01-04-17 to 31-03-18	01-04-15 to 31-03-18	01-04-17 to 31-03-18	01-04-15 to 31-03-18		
Urban Footprint	12.8	29.4	541	1,161	340.1	20,816
<i>Units within the Urban Footprint (%)</i>	-	-	82.1%	93.0%	-	93.1%
Greenfield	6.6	5.1	118	87	68.3	1,534
Belfast City Total	19.4	34.5	659	1,248.0	408.4	22,350

**Figure 1: Total Dwellings Completed
2015-2018**



**Figure 2: Proportion of Dwellings Within the Urban Footprint
2015-2018**

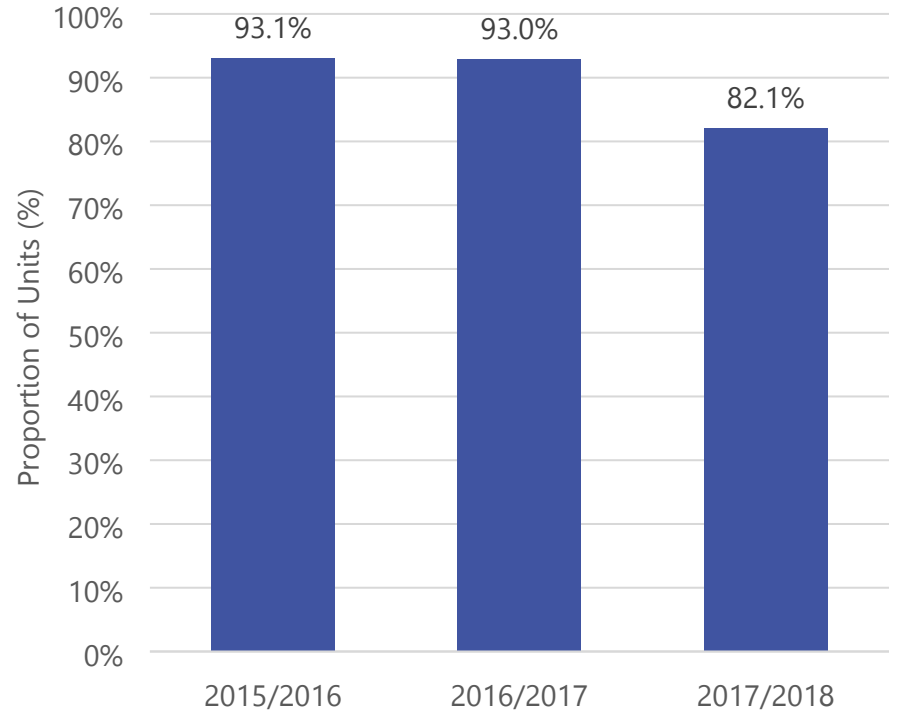
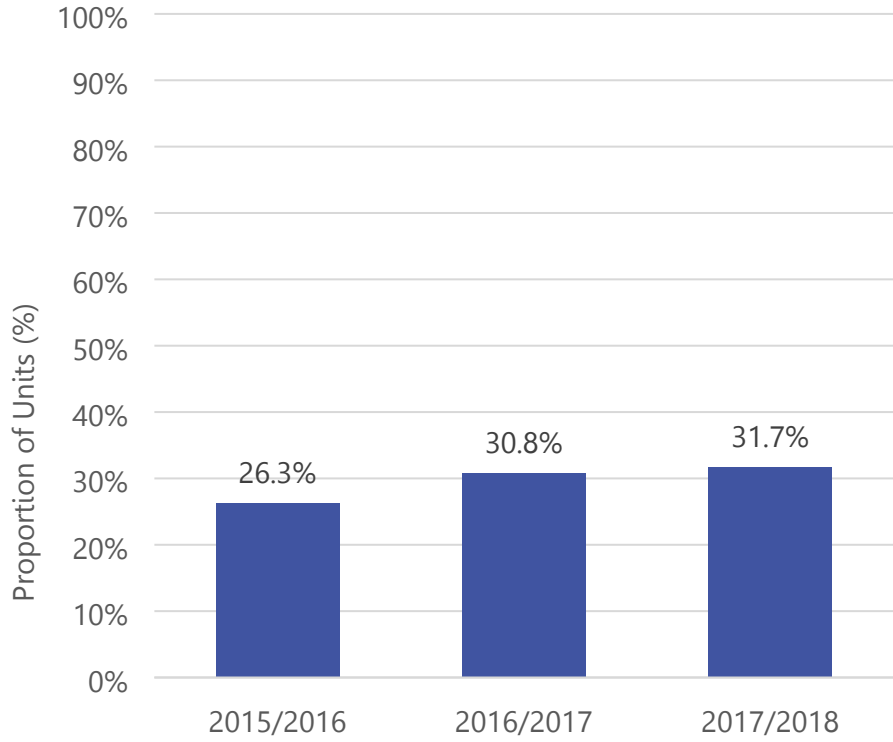


Table 3: Land Use Zoning Completed Units 2017/18

Settlement / Area	Units Complete									
	Land Zoned for Housing		Land Zoned for Mixed Use		All other land		Total		Proportion on Zoned Land (%)	
	01-04-17 to 31-03-18	01-04-15 to 31-03-18	01-04-17 to 31-03-18	01-04-15 to 31-03-18	01-04-17 to 31-03-18	01-04-15 to 31-03-18	01-04-17 to 31-03-18	01-04-15 to 31-03-18	01-04-17 to 31-03-18	01-04-15 to 31-03-18
Belfast										
Outer Belfast	209	472	0	60	435	1,221	644	1,753	32.5%	30.3%
City Centre	0	4	0	0	15	99	15	103	0.0%	3.9%
Harbour Area	0	0	0	0	0	0	0	0	n/a	n/a
Belfast Total	209	476	0	60	450	1,320	659	1,856	31.7%	28.9%
Small Settlements										
Edenderry	0	0	0	0	0	0	0	0	n/a	n/a
Hannahstown	0	0	0	0	0	21	0	21	n/a	0.0%
Loughview	0	0	0	0	0	0	0	0	n/a	n/a
Small Settlement Total	0	0	0	0	0	21	0	21	0.0%	0.0%
DISTRICT TOTAL	209	476	0	60	450	1,341	659	1,877	31.7%	28.6%

**Figure 3: Proportion of Units Complete on Zoned land
2015-2018**



**Figure 4: No. of Units Complete on All Other Land
2015-2018**

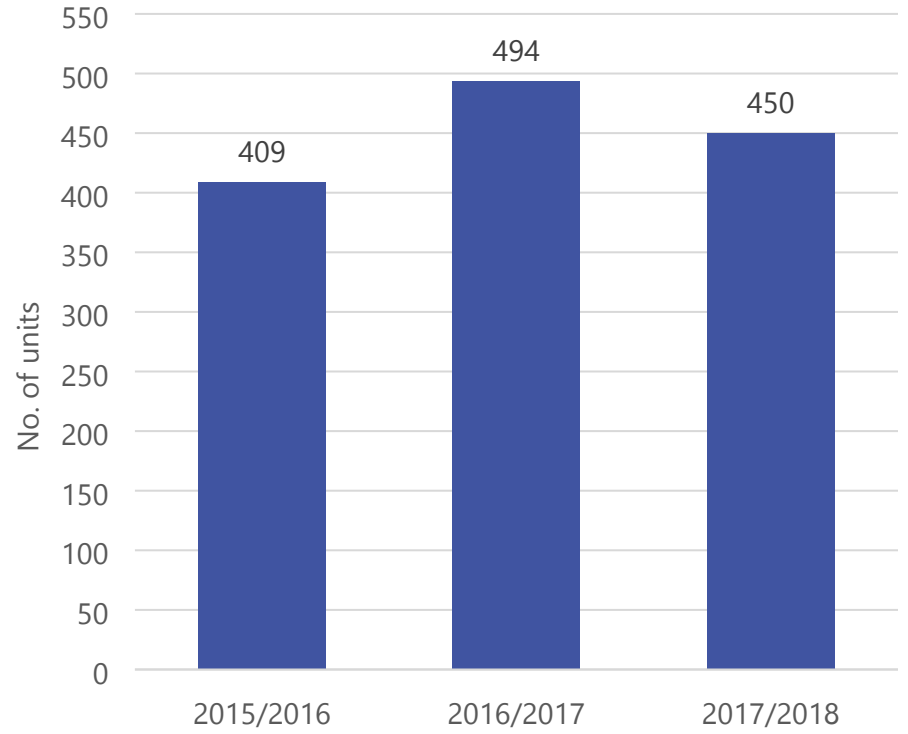


Table 4: Land Use Zoning Remaining Potential Units 2017/18

Settlement / Area	Remaining Potential Units				
	Land Zoned for Housing	Land Zoned for Mixed Use	All other land	Total	Proportion on Zoned Land (%)
Belfast City					
Outer Belfast	3,813	1,100	8,835	13,748	35.7%
City Centre	752	0	4,700	5,452	13.8%
Harbour Area	0	3,025	125	3,150	96.0%
Belfast City Total	4,565	4,125	13,660	22,350	38.9%
Small Settlements					
Edenderry	0	0	0	0	n/a
Hannahstown	0	0	3	3	0.0%
Loughview	0	0	1	1	0.0%
Small Settlement Total	0	0	4	4	0.0%
DISTRICT TOTAL	4,565	4,125	13,664	22,354	38.9%

4. Urban Capacity Study (March 2018)

The UCS, dated March 2018, provides a high-level assessment of the potential capacity to accommodate future housing and economic development within the district, including the type of housing and density of development appropriate to each site. In relation to capacity for future housing growth within the urban footprint, the UCS methodology used existing 2016/17 Monitor sites as the starting point (excluding those yielding less than 5 residential units). As these sites are already included in this 2017/18 Monitor report, only the new sites provide any additional future housing growth potential within the urban footprint.

A total of 268 new sites were identified within the urban footprint, of which 217 were retained, following consideration of absolute constraints and the assessment of suitability, availability and achievability. 16 of the 217 sites were deemed as suitable for employment, leaving 201 sites remaining. Table 5 provides a summary of these new sites identified within the UCS by Settlement Area. 118 were deemed suitable for housing with an indicative yield of 4,618 gross housing units. The remaining 83 sites were deemed suitable for either housing or employment or a mix of both, providing an indicative housing yield of 5,068 units. In total the new sites are estimated to have potential capacity for up to 9,686 units.

These new sites identified in the UCS are not included in this year's housing Monitor, as further assessment of the suitability for housing on those sites may be undertaken. Where appropriate, new sites deemed suitable for housing within the UCS may be brought forward as future zonings for residential use and would therefore be included in future monitoring once a new Local Development Plan is adopted.

Table 5: Urban Capacity Study – New Sites

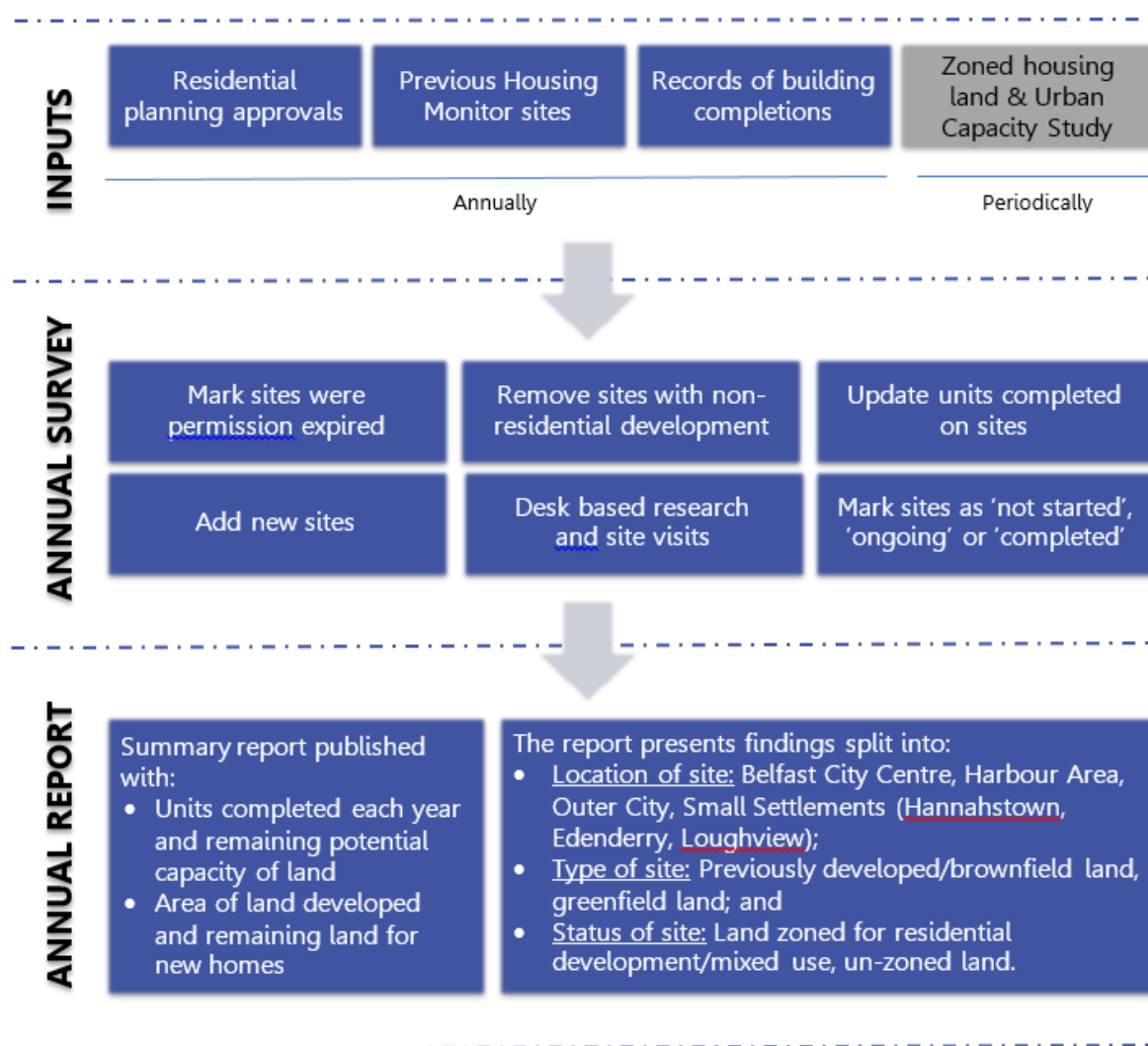
Settlement	New sites suitable for housing			New sites suitable for housing or employment ³			Total ³		
	No. of sites	Area of sites (Ha)	Indicative capacity of sites	No. of sites	Area of sites (Ha)	Indicative housing capacity of sites	No. of sites	Area of sites (Ha)	Indicative housing capacity of sites
Outer Belfast	108	67.2	4,187	3	3.7	530		70.9	4,717
City Centre	10	1.4	431	80	15.5	4,538		16.9	4,969
Harbour Area	0	0	0	0	0	0	0	0	0
BELFAST CITY TOTAL	118	68.6	4,618	83	19.2	5,068	201	87.8	9,686

³ Where sites might be considered suitable for more than one use or for mixed use development, the estimated capacity is the maximum – i.e. what would be delivered if the site was used for only housing. In reality, many of these sites could see mixed use development, particularly within the City Centre, meaning that the theoretical indicative housing capacity is unlikely to be reached in all cases.

Appendix A Summary Methodology

The Housing Land Availability Monitor measures net gains in housing within the Belfast City Council boundary. It provides a snapshot of the amount of land available for new homes as of 1st April each year. The Monitor demonstrates the presence of an adequate and continuous supply of housing land in the city and provides evidence to inform the preparation of the Local Development Plan and to make planning decisions.

The Monitor presents a register of potential housing land, based on current planning policy designations and planning permissions, rather than an accurate picture of viable housing land. An Urban Capacity Study will be undertaken from time to time to assess the suitability, availability and achievability of monitored sites to contribute to a viable 5 year supply of land.



Development Management Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/2096/F	
Proposal: Variation of planning condition No's 6, 7 & 17 of approval Z/2014/1665/F to facilitate relocation of parking spaces & amendments to internal boundary treatments.	Location: Peter Pan Complex 90-120 Springfield Road Adjoining Springfield Avenue Belfast
Referral Route: Variation of Conditions on a Major Application	
Recommendation:	Approval
Applicant Name and Address: Pan Residential	Agent Name and Address: JNP Architects 2nd Floor Alfred House 19-21 Alfred Street Belfast BT2 8ED
<p>Executive Summary: The application seeks full planning permission for the variation of three planning conditions of approval Z/2014/1665/F to facilitate relocation of parking spaces and amendments to internal boundary treatments. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The acceptability of proposed amendments to layout - Quality within the proposed residential development <p>The proposed internal changes to boundary treatments from walls to close boarded fencing is acceptable in that main views into or within the development are unaffected. The higher quality red brick wall finish remains to the end of important vistas and onto the public roadways thus maintaining a high quality appearance from main public views.</p> <p>DFI Roads initially expressed concerns about the retention of the telecommunications box on the footpath along the northern boundary of the site. The Private Streets Determination drawings (PSD) drawings were subsequently amended to show the relocation of this box, as per previously approved under Z/2014/1665/F. There is no loss of car parking as a result of the changes and DFI Roads have offered no objections to the relocation of 1 car parking space from Springfield Avenue to Springfield Road and the relocation of approved parking bays.</p> <p>No objections received.</p> <p>Recommendation</p> <p>Approval subject to varied conditions as detailed in planning report below.</p>	

Case Officer Report

Site Location Plan

1.0 **Description of Proposed Development**

1.1 Variation of planning condition No's 6, 7 +17 of approval Z/2014/1665/F to facilitate relocation of parking spaces and amendments to internal boundary treatments.

1.2 The conditions to be amended are listed below:

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

The works necessary for the improvement of a public road shall be completed in accordance with the details outlined blue on Drawing No: 4374 - C01 Rev T4 bearing the date stamp 2/11/15. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

1.3 7. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI.

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.

1.4 17. All hard and soft landscape works, including boundary walls, fences and other means of

1.5	<p>enclosure shall be carried out in accordance with the approved details on drawings no. 11 date stamped 05 December 2014, drawing no. 02D date stamped 13 October 2015 and drawing no. 14 date stamped 16 June 2015 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>The proposed changes to the layout will mean an updated drawing number and therefore an amendment to any conditions in which the layout drawing is referenced. The proposal involves an alteration to the approved Private Streets Drawing, and subsequently the drawing number referred to on Conditions 6 and 7 will change from 4347-C01 RevT4 to 2017013-P-CIV-101. Similarly Drawing No. 02D (site layout) is referred to in Condition No. 17 in so far as it relates to hard and soft landscaping. With the revision to location of the car parking spaces and the changes to the proposed boundary treatment this drawing has been amended, and will be replaced in the condition by No. 02E (4625-P-04- RevG – architects drawing number).</p>
2.0	<p>Description of Site Housing Development (presently under construction)</p>
Planning Assessment of Policy and other Material Considerations	
3.0 3.1	<p>Planning History Z/2014/1665/F</p> <p>Demolition of existing buildings and erection of 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units (48 no dwellings and 42 no. apartments) with associated parking, landscaping site and access works.</p> <p>Address: Peter Pan Complex, 90-120 Springfield Road, adjoining Springfield Avenue, Belfast Approval. Decision Date: 08.01.2016</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Urban Area Plan Draft Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7- Quality Residential Environments Planning Policy Statement 12- Housing in Settlements</p>
5.0	<p>Statutory Consultees DFI Roads – Await response</p>
6.0	<p>Non-Statutory Consultees NA</p>
7.0	<p>Representations None received</p>
8.0	<p>Other Material Considerations NA</p>
9.0 9.1	<p>Assessment The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - The acceptability of proposed amendments to housing layout - Quality within the proposed residential layout <p>Principle of redevelopment Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry</p>

	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.
9.2	The site is located within the development limits of Belfast within the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below. The principle of development has been established on the site with the granting of approval for 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units with associated parking, landscaping site and access works. (Z/2014/1665/F). The approved layout is the subject of this planning application, with no alterations to the actual built form.
	The acceptability of proposed amendments to layout
9.3	The application has been made in order to facilitate amendments to the approved housing layout and private streets drawing. These amendments include: <ul style="list-style-type: none"> - One parking space has been omitted from the front of approved Unit 2. The remaining parking space is shifted west by 2m. - Parking bays on Springfield Avenue moved east by 5m. - One parking space added to Springfield Road in the south-east corner of the site. This increases the number of parking spaces along Springfield Road to 9. - Parking spaces to the front of approved units 20, 21 and 22 moved to the north and south to accommodate a speed control table. - Pedestrian crossing points added internally. - A number of internal walls are being replaced by 1.8m high close boarded fencing.
9.4	DFI Roads initially raised an issue with the retention of the Telecommunications cabinet on Springfield Rd and the potential impact on pedestrian safety. In order to reach a compromise with Dfl Roads, the agent has prepared an alternative design which relocates it from outside unit no. 8 up to unit no. 16. A clear footway width of at least 2.4m is provided adjacent to the telecom cabinet.
9.5	The layby along Springfield Avenue is extended by 3.8m towards Springfield Road to allow the same number of parking spaces to be accommodated along the frontage of units 4 to 16 (12 no. parking spaces).
	Quality within the proposed residential Development
9.9	The proposed changes to parking and general road layout are quite minor and will have little or no impact upon the character of the development. In terms of the aesthetic changes to the boundary treatment, the movement from a 2m high brick wall to 1.8m high close board fencing does represent something of a drop in overall quality, however given the location of these changes within the development the overall character from the main public roads and viewpoints are retained. A 2m high brick wall is retained to the rear gardens of the two dwellings at either side of the access onto Springfield Avenue to ensure a high quality on the approach into the development.
10.0	Summary of Recommendation: Approval
10.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission should be approved for the following reason.
10.2	The proposed technical changes to the road layout and internal changes to boundary treatments are quite minor in nature and will not impact upon the overall character of the housing development or the character of the area. DFI Roads have raised no objections to the relocation of a number of car parking spaces. The overall number of spaces remains unaltered. Accordingly the reworded conditions are considered acceptable.

11.0	Conditions
11.1	<p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>The works necessary for the improvement of a public road shall be completed in accordance with the details outlined blue on Drawing No: 4374 - C01 Rev T4 bearing the date stamp 2/11/15. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).</p>
11.2	<p>Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.</p> <p>All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI.</p> <p>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.</p>
11.3	<p>All hard and soft landscape works, including boundary walls, fences and other means of enclosure shall be carried out in accordance with the approved details on drawings no. 11 date stamped 05 December 2014, drawing no. 02D date stamped 13 October 2015 and drawing no. 14 date stamped 16 June 2015 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
Neighbour Notification Checked	
Yes	

ANNEX	
Date Valid	15th August 2018
Date First Advertised	31st August 2018
Date Last Advertised	31st August 2018
Details of Neighbour Notification (all addresses)	
1 Springfield Court, Belfast, Antrim, BT12 7BB, 105 Springfield Road, Belfast, Antrim, BT12 7AE, 107 Springfield Road, Belfast, Antrim, BT12 7AE, 113 Cavendish Street, Belfast, Antrim, BT12 7AX, 115 Cavendish Street, Belfast, Antrim, BT12 7AX, 117 Cavendish Street, Belfast, Antrim, BT12 7AX, 119 Cavendish Street, Belfast, Antrim, BT12 7AX, 121 Cavendish Street, Belfast, Antrim, BT12 7AX, 122 Springfield Road, Belfast, Antrim, BT12 7AE, 123 Cavendish Street, Belfast, Antrim, BT12 7AX,	

125 Cavendish Street,Belfast,Antrim,BT12 7AX,
 127 Cavendish Street,Belfast,Antrim,BT12 7AX,
 129 Cavendish Street,Belfast,Antrim,BT12 7AX,
 131 Cavendish Street,Belfast,Antrim,BT12 7AX,
 131 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7AE,
 131 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7DA,
 133 Cavendish Street,Belfast,Antrim,BT12 7AX,
 133 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7AE,
 133 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7DA,
 135 Cavendish Street,Belfast,Antrim,BT12 7AX,
 135 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7DA,
 137 Cavendish Street,Belfast,Antrim,BT12 7AX,
 139 Cavendish Street,Belfast,Antrim,BT12 7AX,
 141 Cavendish Street,Belfast,Antrim,BT12 7AX,
 143 Cavendish Street,Belfast,Antrim,BT12 7AX,
 145 Cavendish Street,Belfast,Antrim,BT12 7AX,
 147 Cavendish Street,Belfast,Antrim,BT12 7AX,
 149 Cavendish Street,Belfast,Antrim,BT12 7AX,
 15 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 151 Cavendish Street,Belfast,Antrim,BT12 7AX,
 153 Cavendish Street,Belfast,Antrim,BT12 7AX,
 155 Cavendish Street,Belfast,Antrim,BT12 7AX,
 157 Cavendish Street,Belfast,Antrim,BT12 7AX,
 159 Cavendish Street,Belfast,Antrim,BT12 7AX,
 161 Cavendish Street,Belfast,Antrim,BT12 7AX,
 163 Cavendish Street,Belfast,Antrim,BT12 7AX,
 165 Cavendish Street,Belfast,Antrim,BT12 7AX,
 167 Cavendish Street,Belfast,Antrim,BT12 7AX,
 17 Forfar Street,Belfast,Antrim,BT12 7BD,
 17 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 19 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 2 Springfield Court,Belfast,Antrim,BT12 7BB,
 21 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 23 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 25 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 27 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 29 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 31 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 A & J Rodgers,Unit 20,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 B J Eastwood,Unit 4,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 Bingo Hall,109 Springfield Road,Belfast,Antrim,BT12 7AE,
 Brendan Mckee,Units 7a+7b+8,90-120 Peter Pan Industrial Estate,Springfield
 Road,Belfast,Antrim,BT12 7AJ,
 Erinsemerald Amusement Arcade,Unit 3,90-120 Peter Pan Industrial Estate,Springfield
 Road,Belfast,Antrim,BT12 7AJ,
 Francis Mcnally,Unit 6,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 K.Mcdaniel,Unit 3a,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 Lee Morelli,Unit 9b,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 M. O'Kane,Unit 10,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 M.C. O'Kane,Unit 2,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 Mcallister Bros. Limited,Unit 3,90-120 Peter Pan Industrial Estate,Springfield
 Road,Belfast,Antrim,BT12 7AJ,
 Mcgettigans Chemist,125-127 Blackstaff Stop,Springfield Road,Belfast,Antrim,BT12 7AE,
 Mcivor & Farrell Solicitors,129b ,Springfield Road,Belfast,Antrim,BT12 7AE,

Mr Brian Neeson, Unit 2d, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Mr P Harvey, Unit 2c, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 P. O'Neill, Unit 9a, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Peter Pan Taxis, Unit 1, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Seris Hair Ltd, 103 Springfield Road, Belfast, Antrim, BT12 7AE,
 Springfield Charitable Association, Unit 4a, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 2a, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 2b, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 4b, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 5, 121 Springfield Road, Belfast, Antrim, BT12 7AE,
 Unit 5, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 William Larkin, Unit 4, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Workforce Training Services Ltd., Unit 1, 90-120 Peter Pan Industrial Estate, Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7AJ,

Date of Last Neighbour Notification	11th September 2018
Date of EIA Determination	NA
ES Requested	Yes /No
Drawing Numbers and Title	
Notification to Department (if relevant)	
Date of Notification to Department: Response of Department:	

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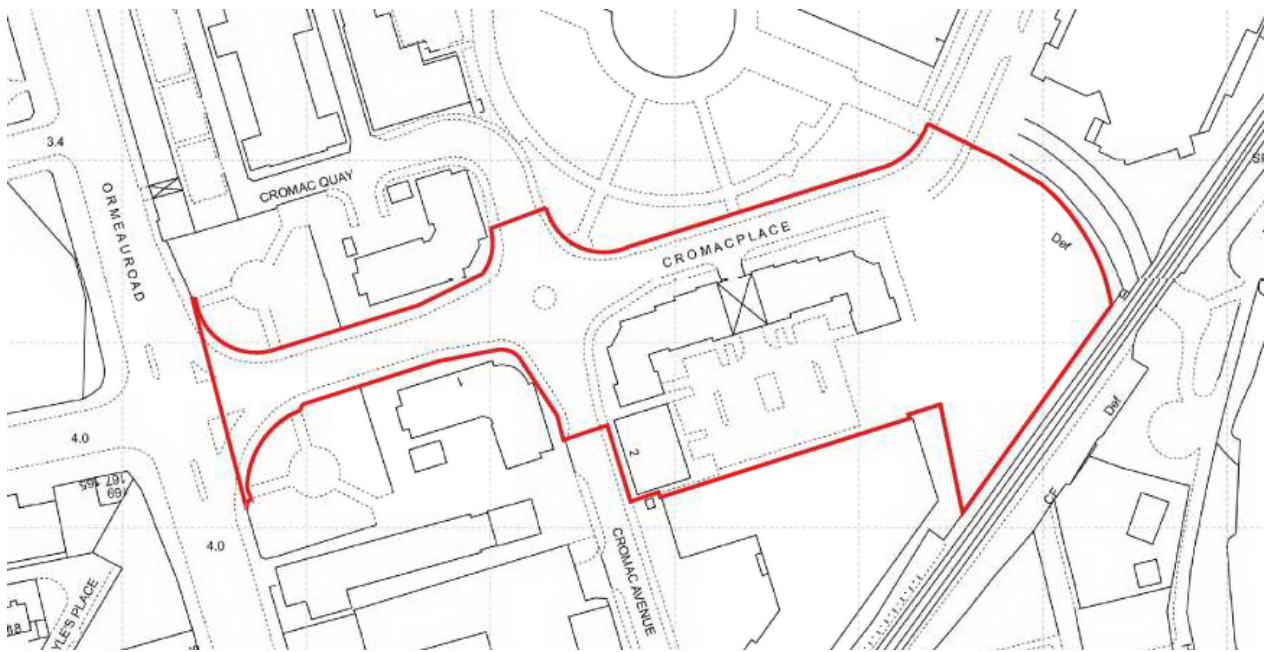
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/1453/F	
Proposal: 6. storey Grade A office development, incorporating a ground floor coffee bar, associated car parking, part retention and reconfiguration of existing car park, and all ancillary site works and landscaping.	Location: Lands at and adjacent to plot 4 Cromac Place The Gas Works Belfast BT7 2JD
Referral Route: Major Application on land owned by Belfast City Council.	
Recommendation:	Approval
Applicant Name and Address: Cromac Quay Ltd Ground Floor 1 Cromac Quay Belfast BT7 2JD	Agent Name and Address: WYG Planning 1 Locksley Business Park Montgomery Road Belfast BT6 9UP
Executive Summary: This application seeks full permission for a 6No. storey Grade A office development, incorporating a ground floor coffee bar, associated car parking, part retention and reconfiguration of existing car park, and all ancillary site works and landscaping The key issues in the assessment of the proposal are as follows: - principle of use on the site - Access, movement, parking and transportation, including road safety - Design and impact - Flood risk - Contaminated land - Impact on Built Heritage The site is located on lands at and adjacent to plot 4 Cromac Place, The Gas Works, Belfast. The majority of the site displays an existing office building, 6-16 Cromac Place whereas the remainder of the site is currently in use as a car park. The site is situated within Belfast City Centre. The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), PPS2, PPS3, PPS4, PPS6, PPS13 and PPS15 Whilst all statutory consultees have raised no issues of principle, the BCC Urban Design Officer had expressed concern with respect to elements of the design of the proposal. Given the character of the area it was considered the design was acceptable at this location. At the time of writing this report both DAERA Land and Groundwater Team and Shared Environmental Services had not yet responded.	

Accordingly, it is recommended that the proposal is approved subject to the conditions set out in the report and it is requested that committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

Erection of 6No. storey Grade A office development, incorporating a ground floor coffee bar, associated car parking, part retention and reconfiguration of existing car park, and all ancillary site works and landscaping.

2.0 Description of Site

The site is located at lands at and adjacent to plot 4, Cromac Place, The Gas Works, Belfast. The red line of the site extends from the entrance to the site from the Ormeau Road, the existing 6-16 Cromac Place building (5 storey at its highest point), and its associated car park to the rear, as well as an existing car park directly adjacent. The site measures 1.22ha, however the area of the Plot 4 site to be developed is 0.34ha. The boundary with Cromac Place itself is undefined with a metal fencing along south eastern boundary which abuts the railway line. The existing building is mainly red brick with render on the ground floor. The site is situated within Belfast City Centre on white land as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). This planning application relates to the area of existing car park.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is a planning history on the existing car park under Z/2008/0518/F for "Proposed 9-storey, 169-bed courtyard hotel incorporating restaurant, bar, dry fitness, small meeting rooms, access and servicing arrangements" which was granted permission on 15/11/10. This has since expired.

There is also a current application under LA04/2016/2267/F for "Erection of office building (ranging in height from four to six storeys) and associated access road, re-configuration of existing car park and ancillary works" to the north of the site.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Belfast City Centre

4.3 Strategic Planning Policy Statement (SPPS)

4.4 Planning Policy Statement (PPS) 2: Natural Heritage

4.5 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.6 Planning Policy Statement (PPS) 4: Planning and Economic Development

4.7 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.8 Planning Policy Statement (PPS) 13: Transportation and Land Use.

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

5.0 Statutory Consultees Responses

5.1 DFI Roads Service - No objection subject to conditions

5.2 DfC HED Historic Buildings – No objection

5.3 DfC HED Historic Monuments – No objection subject to conditions

5.4 NI Water – No objection

5.5 DAERA Regulation Unit – No response at time of writing

5.6 DAERA Water Management – No objection

5.7 DFI Rivers Agency – No objection

6.0 Non Statutory Consultees Responses

6.1 Belfast City Council (BCC) Environmental Health - No objection subject to conditions

6.2 Belfast City Council (BCC) Urban Design Officer – No objection but issues raised

6.3 Shared Environmental services – No response at time of writing

6.4 Translink – No objection

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

8.1 Parking Standards

9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to Belfast Metropolitan Area Plan (BMAP) 2015, the extant development plan is now the Belfast Urban Area Plan 2001 (BUAP). However, given the stage at which the Draft BMAP (dBMAP) had reached pre-adoption through a period of independent examination, the policies within the dBMAP 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 site is located inside the development limits of Belfast as shown in the BUAP and dBMAP.

9.2 The site is located within Belfast City Centre as designated in BUAP and dBMAP, which is the main office area. The proposed development will develop the existing site by erecting a six storey mixed use building (restaurant and office). The development includes car parking over 2 levels to the rear of the site adjacent to the railway lines. The proposed building is 28.4m (approx.) high at the highest point. The plans show the ground floor as a coffee shop with entrance foyer, office space and car parking. The floor above this includes a mezzanine and more car parking with the all other upper floors as office space. The top floor is 'set back'.

9.3 The key issues are:

- principle of use on the site
- Access, movement, parking and transportation, including road safety
- Design and impact

- Flood risk
- Contaminated land
- Impact on Built Heritage
- Other Environmental matters

9.4 Principle of use on the site

The site is within the city centre in BUAP, dBMAP and the version of BMAP purported to be adopted. Office use on the site is acceptable in principle as the development plan and PPS4 identifies Belfast City Centre as the first choice location for office development. The portion of the site to be developed is currently in use as a surface car park. It is considered that the redevelopment of this site will provide grade A office floorspace and represent a more productive use of this city centre site, subject to the consideration and resolution of planning and environmental matters. Since part of the site displays an existing office building the use has already been partially established. The ground floor use as a coffee shop within this city centre location surrounded by a mix of uses (nearby retail and bars) will bring increased vitality and viability into the area. Therefore the principle of use at this location is acceptable.

9.5 Access, Movement, Parking and Transportation

The basement parking is entered via a proposed vehicular access to the side of the proposed building. This is accessed via the roadway leading from the existing car park to the rear of the existing Cromac Place building. There is a small number of surface level spaces provided as well as cycle storage for 80 cycles. DfI Roads has no objections subject to conditions should approval be granted. The proposal is considered acceptable when assessed against Policy AMP 2 of PPS3 and DCAN 15.

9.6 A Transport Assessment Form, Travel Plan and Service Management Plan were submitted. BMAP Policy TRAN 1 notes that one space per 300 square metres for operational space should be provided in this Area of Parking Restraint. 82 parking spaces have been proposed with this development within Plot 4 and the existing car parking to the rear of the existing Cromac Place building remains unchanged. This number of proposed spaces exceeds that suggested by guidance. The site benefits from a high level of pedestrian accessibility to local public transport. The scale of development and transport implications of the proposal were assessed by DFI Roads and are considered to be acceptable.

9.7 A total of 80 secure and overlooked cycle parking spaces are proposed adjacent to the front entrance of the development. The cycle network in the area is already well established with a number of dedicated cycling facilities adjacent to the site. There is also planning approval under LA04/2015/0405/F for "Pedestrian and cycle bridge (5.0m between parapets) with combined foot and cycle ramps from close to railway underpass on west bank to quay on east bank; pedestrian and cycle links to existing routes, car park, storm drainage, lighting and landscaping" at Lower Ormeau Embankment and River Terrace which will improve connectivity of pedestrians and cyclist to the site with amenities further afield should it be realised. The Travel Plan outlines a range of methods that will be implemented to encourage and facilitate the use of sustainable modes of transport. DfI has suggested a condition to be attached ensuring that 80 spaces are provided and retained.

9.8 Design and Impact

The proposed building is 6 storeys high with a curved frontage following the footpath at the bend in Cromac Place. As already stated the top floor is stepped in. There is a tower feature proposed to the north western corner of the site. The main entrance is to the front of the building from Cromac Place (north-west elevation) with an additional entrance to the side (south-west elevation). There is a proposed arcade area on the other side (north-east elevation) which leads off the proposed coffee shop. The arcade opens onto an area of public open space with steps to the walkway proposed to link with the planned pedestrian and cyclists bridge.

9.9 There is a wide variety of building styles, materials and heights within the Gasworks ranging from 5 to 9 storeys (e.g. 6-16 Cromac Place, to Radisson Blu Hotel). The proposed height of 6 storeys is acceptable for the site and within the area. The building is of a modern design with three distinct sections to the front, namely the tower/colonnade, curved section/entrance and set back element adjacent to the Cromac Place building.

9.10 The BCC Urban Design Officer supplied detailed comments throughout the PAD process for the proposal. The application submitted does not depart greatly from what was discussed during the PAD and therefore comments provided previously are applicable. Whilst the scheme was amended during the PAD stage and overall the changes were welcomed, the Urban Design Officer had expressed concerns about the rear elevation of the building since it will be visible from public view points along the river. It was suggested the façade could be architecturally broken up in a similar approach to the front elevation. The rear elevation displays vertical emphasis in its fenestration and although not as architecturally interesting as the front elevation it is considered on balance acceptable at this location and in the context of existing modern office buildings.

9.11 The proposed materials are aluminium profiled sections with integral aluminium curtain walling glazing system as well as solid panels where necessary to also be aluminium finish. The proposed materials are considered acceptable for the area which is characterised by a variety of building types and elevation treatment.

9.12 Flood Risk

DfI Rivers Agency considered a submitted Flood Risk Assessment and advised that they had no reason to disagree with its conclusions and suggested informatives to be attached should approval be granted. The proposal therefore complies with PPS15.

9.13 Contaminated Land

Environmental Protection Unit of BCC reviewed a PRA and GQRA submitted relating to contaminated land and responded with conditions to be attached should approval be granted.

9.14 DEARA's Land and Groundwater Team however responded stating insufficient information had been provided as to the environmental risks from the development. The report submitted assumes the groundwater contamination is site wide and evidence needs to be provided from the groundwater quality data and conceptual site model that groundwater impacts originate outside of the planning area. Shared Environmental Service shares their concern and requested further information to enable the Habitats Regulations Assessment to be completed. The additional information was submitted to BCC Planning Service and forwarded to the appropriate Agencies. At the time of writing their responses are outstanding but it is considered that these issues do not impact on the principle of the development.

9.15 Impact on Built Heritage

The application site is located within a 19th century site of industrial heritage interest and within the vicinity of the 18th century 'Cromack Dock and therefore HED Historic Monuments were consulted. They are content with the proposal on the condition that no site works shall take place until a programme of archaeological work has been implemented. This shall be conditioned should approval be granted. The site is within the vicinity of 3 listed buildings, those being the Meter House, Klondyke Building and The Gas Office. HED Historic Buildings confirmed that the site is already within an area of the gas works sites where there a number of other tall buildings and reflecting on design amendments since the PAD stage they consider the proposal satisfies the requirements of PPS6.

9.16 Other Environmental Matters

An air quality assessment was submitted, and as a result BCC EPU has no objection to the proposal from an air quality perspective during the operation phase and also on future residents along the Ormeau Road.

9.16 Details of the odour abatement system cannot be provided at present as there is no tenant for the ground floor. The outlets of any future extract ventilation shall be conditioned to terminate at a height not less than 1m above the main roof line.

9.17 Developer Contributions

The proposed development falls within the Major application category and consideration was given to the need for developer contributions to mitigate the development on the site. Taking into account the site location within an existing business park with established public realm and its limited site frontage, it was considered that it was not necessary to require a contribution or works to upgrade the public realm abutting the site.

9.18 Economic Benefit

The Planning Design and Access Statement submitted in support of the proposal states the development will provide over 9000 sqm which will in turn provide hundreds of office based jobs with of course a number of short term construction jobs, bringing an injection of vitality to this area of Belfast City Centre.

10.0 Conclusion

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. It is recommended that the delegated authority is given to the Director of Planning and Building Control to finalize the wording of conditions.

Neighbour Notification Checked: Yes

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 occupation of the proposed development, the applicant shall provide to the Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in Section 6 of the Pentland MacDonald Ltd report titled 'Updated Contamination Assessment and Outline Remediation Strategy for Plot 4, Cromac Place, Belfast Gasworks (planning ref: LA04/2018/1453/F)' dated September 2018 and referenced: PM18-1151) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

a. The final development site layout is as per Appendix I of the Pentland MacDonald Ltd report titled: 'Updated Contamination Assessment and Outline Remediation Strategy for Plot 4, Cromac Place, Belfast Gasworks (planning ref: LA04/2018/1453/F)' dated September 2018 (referenced PM18-1151).

b. The capping layer as detailed in Section 6 of the PM Ltd report dated September 2018, referenced PM18-1151 has been installed in all proposed landscaped areas. Materials used

within this cover system must be adequately proven to be suitable for the relevant end-use scenario (public open space – parks) and have a proven total depth of no less than 500mm.

c. Documentary validation evidence of the cover system must be in line with the recommendations outlined in Section 6 of the PM Ltd PM18-1151 report and demonstrate soil sampling of the capping material at a suitable frequency in line with relevant available guidance on the verification of capping layers.

d. Gas protection measures that achieve a score of at least 4 as per table 4 of BS8485 have been installed in the proposed buildings to include as a minimum the following:

- A passively ventilated under-floor void;
- A cast in-situ concrete floor slab;
- A proprietary gas and vapour resistant membrane, installed and verified in line with CIRIA C735 – ‘Good Practice on the testing and verification of protection systems for buildings against hazardous ground gases’;
- That all water services have been installed above the water table and / or installed with reference to the UK Water Industry Research’s (UKWIR) 2010 document ‘Guidance for the selection of water supply pipes to be used in brownfield sites.’

Reason: Protection of human health

3. Prior to fit-out and operation of the proposed ground floor café, the applicant must submit to the Planning Service, full specification details for the proposed kitchen extraction and odour abatement system for review and approval in writing.

Reason: Protection of Residential Amenity

4. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 09 ‘Proposed Parking, P110B’ published by Belfast City Council Planning Office on 09 October 2018 to provide adequate facilities for servicing and parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for parking, cycle storage circulation of traffic and servicing.

Reason: To ensure that adequate provision has been made for cycle storage and servicing.

5. A minimum of 80 No. cycle parking spaces shall be provided and permanently retained within the site in an accessible location for use by residents, staff and visitors to the development.

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

6. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

7. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

ANNEX

Date Valid	1st June 2018
Date First Advertised	22nd June 2018
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1a ,Cromac Place,Belfast,Antrim,BT7 2JB,
The Owner/Occupier,
3 Cromac Avenue,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
5 Cromac Avenue,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
Be Entertainment,The Belfast Office,5 Cromac Avenue,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
Big Lottery Fund,Offices 1st & 2nd Floor,1 Cromac Quay,Belfast,Antrim,BT7 2JD,
The Owner/Occupier,
Boys & Girls Clubs Of Northern Ireland,1-5 ,Coyles Place,Belfast,Antrim,BT7 1EL,
The Owner/Occupier,
Branlow,The Belfast Office,5 Cromac Avenue,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
Cannon,Office Front 1st Floor,1 Cromac Quay,Belfast,Antrim,BT7 2JD,
The Owner/Occupier,
Carleton House,1 Cromac Avenue,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
D.V.L.N.I.,Ground And 1st Floor,Carleton House,1 Cromac Avenue,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
Deloitte Technology Studio,7 Cromac Avenue,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
Department Of Social Security,2-4 James House,Cromac Avenue,Gasworks Business Park,Belfast,Antrim,BT7 2JA,
The Owner/Occupier,
Driver & Vehicle Licensing Agency,The Lighthouse,1 Cromac Place,Belfast,Antrim,BT7 2JB,
The Owner/Occupier,
Eastern Drugs And Alcohol Co-Ordination Team,Office 3 Ground Floor,1 Cromac Quay,Belfast,Antrim,BT7 2JD,
The Owner/Occupier,
Halifax Direct,Grd-3rd Floor,24 Cromac Place,Belfast,Antrim,BT7 2JB,
The Owner/Occupier,
Halifax,24 Cromac Place,Belfast,Antrim,BT7 2JB,
The Owner/Occupier,
Home Start South Belfast,1-5 ,Coyles Place,Belfast,Antrim,BT7 1EL,
The Owner/Occupier,
Ifm Planning,The Belfast Office,5 Cromac Avenue,Belfast,Antrim,BT7 2JA,

The Owner/Occupier,
 Nevada Telecoms Ltd, Carleton House, 1 Cromac Avenue, Belfast, Antrim, BT7 2JA,
 The Owner/Occupier,
 New Opportunities Fund, 1 Cromac Quay, Belfast, Antrim, BT7 2JD,
 The Owner/Occupier,
 Next Level Impact, The Belfast Office, 5 Cromac Avenue, Belfast, Antrim, BT7 2JA,
 The Owner/Occupier,
 Ormeau Road, Ormeau, Belfast, Antrim, BT7 2EA,
 The Owner/Occupier,
 Part Two Design Ltd, 3 Cromac Avenue, Belfast, Antrim, BT7 2JA,
 The Owner/Occupier,
 Perfectum Technologies, The Belfast Office, 5 Cromac Avenue, Belfast, Antrim, BT7 2JA,
 The Owner/Occupier,
 Shelter (N I) Ltd, 1-5 , Coyles Place, Belfast, Antrim, BT7 1EL,
 The Owner/Occupier,
 South & East Health & Social Care, Office 1 Ground Floor, 1 Cromac Quay, Belfast, Antrim, BT7 2JD,
 The Owner/Occupier,
 South Belfast Economic Resource Centre Ltd, 1-5 , Coyles Place, Belfast, Antrim, BT7 1EL,
 The Owner/Occupier,
 St. Georges Youth & Community Development Ltd, 1-5 , Coyles Place, Belfast, Antrim, BT7 1EL,
 The Owner/Occupier,
 Sugarush Creative, The Belfast Office, 5 Cromac Avenue, Belfast, Antrim, BT7 2JA,
 The Owner/Occupier,
 The Lighthouse, 1 Cromac Place, Belfast, Antrim, BT7 2JB,
 The Owner/Occupier,
 The Lighthouse, The Lighthouse, 1 Cromac Place, Belfast, Antrim, BT7 2JB,
 The Owner/Occupier,
 The National Task Force, The Belfast Office, 5 Cromac Avenue, Belfast, Antrim, BT7 2JA,
 The Owner/Occupier,
 Vsg Security, Office 2 Ground Floor, 1 Cromac Quay, Belfast, Antrim, BT7 2JD,

Date of Last Neighbour Notification	29th November 2018
Date of EIA Determination	13th June 2018
ES Requested	No
Notification to Department (if relevant)	
Date of Notification to Department: N/A Response of Department:	

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Development Management Report Committee Application

Summary	
Committee Meeting Date: 11th December 2018	
Application ID: LA04/2018/1079/F	
Proposal: Public realm Environmental Improvements Scheme along Albert St, Cullingtrees Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps).	Location: Albert Street from Nr.23 (at Albert Court) to Nr 121 / junction with Divis Street Cullingtrees Road from Nr 40 to junction with Grosvenor Road St Peters Close.
Referral Route: Major Application (exceeds 1 hectare)	
Recommendation:	Approval
Applicant Name and Address: Department For Communities Causeway Exchange 1-7 Bedford Street Belfast	Agent Name and Address: McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast
Executive Summary:	
<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> ● Principle of the development ● Traffic, Movement & Parking. ● Impact on Historic Monuments ● Other environmental factors <p>The site is within the development limits for Belfast and identified on unzoned, whiteland in extant BUAP and draft BMAP. The site area includes part of the Albert Street, Cullingtrees Road and St. Peters Close. Albert Street and Cullingtrees Road intersect towards the eastern end of Albert Street and connect the project area to key arterial routes of Falls road and Grosvenor road. The area is characterised by terraced and semidetached residential properties.</p> <p>The proposal is considered to be acceptable in principle on the grounds that the site is within the development limits for Belfast and the proposal is for environmental improvements to an area in need of physical regeneration.</p> <p>The overall appearance of this area is dilapidated in the respect of public realm. It is characterised by large amounts of hard surfacing and footpaths. The proposal will see this upgraded to include new kerbs, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, new trees, new safety bollards and railings and speed reduction measures (table top ramps).</p> <p>The design complies with guidance in SPPS in that the proposal will improve the appearance of the street. Paragraphs 4.23-4.36 of the SPPS outlines that the benefit of such improvements to urban neighbourhoods.</p>	

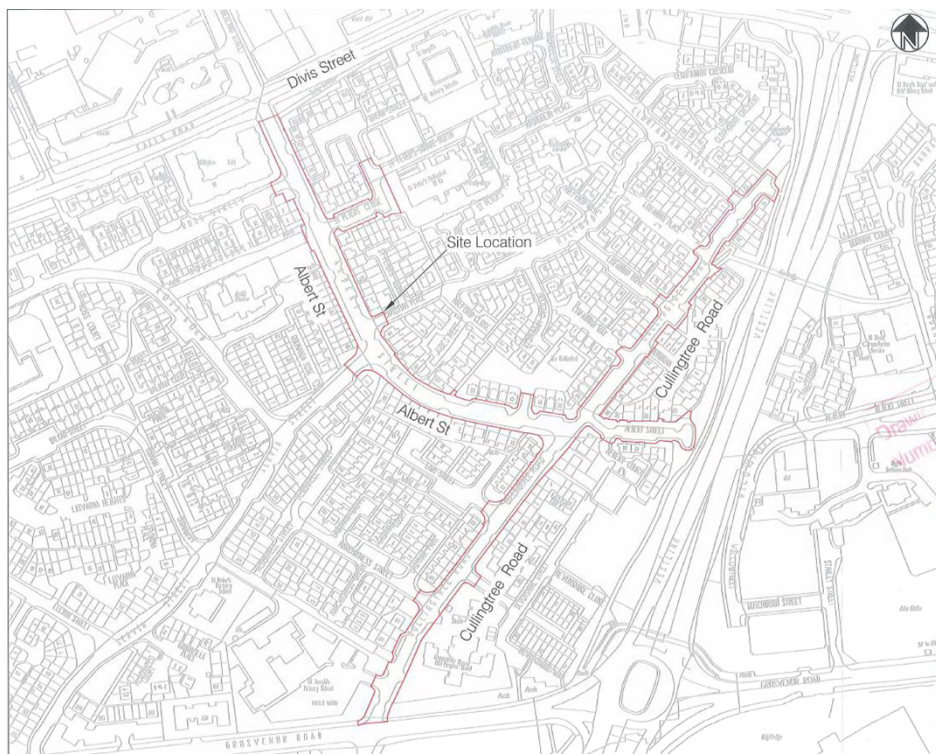
DFI Roads had no objections in principle but require some technical amendments. DFI Roads have been re-consulted with amended plans and BCC Planning are awaiting final response. HED have no objections to the proposal.

The application has been advertised and neighbour notified, in accordance with the statutory requirements. No objections have been received.

Having had regard to relevant planning policies and other material considerations, it is recommended that the proposal should be approved subject to conditions. Delegated authority is requested for the Director of Planning & Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	0
Letters of Objection	0
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	No representations received;

Planning Assessment of Policy and Other Material Considerations

1.0	<p>Characteristics of the Site and Area</p> <p>The area of the site is located off Divis Street and Grosvenor Road in the Lower Falls area of West Belfast. The site area includes part of the Albert Street, Cullingtree Road and St. Peters Close. Albert Street and Cullingtree Road intersect towards the eastern</p>
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	end of Albert Street and connect the project area to key arterial routes of Falls road and Grosvenor road. The area is characterised by terraced and semidetached residential properties.
2.0	<p>Description of Proposal Public realm Environmental Improvements Scheme along Albert St, Cullingtree Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps).</p>
3.0	<p>Site History Ref ID: Z/1993/2415 Proposal: Proposed landscaping works and erection of new railings and gates Address: LAND SURROUNDING ST PETERS CATHEDRAL,ALBERT TERRACE BELFAST BT12</p> <p>Ref ID: Z/2005/1356/F Proposal: Reduction in width of existing footpath leading from McDonnell Street onto Albert Street and the incorporation of resultant land into adjacent gardens. Address: The existing public footpath between 1 McDonnell Street and 78 Albert Street, Belfast, BT12 4JY Decision Date: Approval 14.09.2005</p> <p>Ref ID: LA04/2017/2517/F Proposal: Proposals include; new paving outside MSC building on Albert Street; new private, secured car park at lands to north of MSC, with new vehicle entrance from Albert Street, with associated street lighting; closing off alleyway between MSC (south of building) through to Romania Rise; Environmental improvements at Romania Rise & Servia Street, including new fences and planting, footpath resurfacing; Kerb realignment and traffic calming measures at existing entrance to Romania Rise at junction with Ross Road. Address: Lands adjacent to Maureen Sheehan Centre 106 Albert Street Belfast BT12 4HL 13 Romania Rise Belfast BT12 4SX and Servia Street Belfast BT12 4EJ., Decision: Approval</p> <p>Ref ID: LA04/2017/2217/PAN Proposal: Public Realm Environmental Improvements Scheme along Albert Street, Cullingtree Road and St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps). Address: Albert Street, from Nr. 23 (at Albert Court) to, Nr 121 / junction with Falls Road, Cullingtree Road, from Nr 40 to junction with, Grosvenor Road St Peters Close., Decision: PAN acceptable.</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015

	draft Belfast Metropolitan Area Plan 2015 Belfast Urban Area Plan 2001
4.2	Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 (PPS3) - Access, Movement and Parking Planning Policy Statement 6- Planning, Archaeology and the Built Heritage
5.0	Statutory Consultee Responses
	HED - No objection DFI - Transport NI - No objection in principle but awaiting a response on revised drawings.
6.0	Non Statutory Consultee Responses
	N/A
7.0	Representations
	N/A
8.0	Other Material Considerations
	N/A
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> ● Principle of the development ● Traffic, Movement & Parking. ● Impact on historic Monuments ● Other environmental factors
9.2	The application has been advertised and neighbour notified, in accordance with the statutory requirements. No objections have been received.
9.3	The SPPS sets out five core planning principles of the planning system, including improving health and wellbeing, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
9.4	Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements', including PPS 3.
9.5	<i>Principle of the development</i> The design complies with guidance in SPPS in that the proposal will improve the appearance of the street. Paragraphs 4.23-4.36 of the SPPS outlines that the benefit of such improvements to urban neighbourhoods. The principle of development is acceptable as the proposal seeks to upgrade existing hard surfaced areas in the neighbourhood which will help to enhance and regenerate the appearance of the urban area.
9.6	<i>Traffic, Movement & Parking.</i> DFI Roads were consulted and had no objections in principle. However they required some technical amendments and detailing which do not go to the heart of the development. These have been received and forwarded to DFI Roads for comment. BCC Planning are awaiting a response and request that delegated authority is given to the Director of Planning and Building Control, to agree the final wording of conditions.
9.7	<i>Impact on Historic Monuments</i> HED Historic Monuments has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

9.8	<p><i>Other environmental factors</i></p> <p>The proposed planting shall contribute to the visual appearance of the area and improve the air quality and biodiversity in the vicinity. The introduction of traffic calming measures will help to reduce anti-social behaviour by deterring speeding.</p>
9.9	<p><u>Pre-application community consultation</u></p> <p>For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.</p>
9.10	<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. A PAN LA04/2017/2217/PAN was submitted to the Council on 29th September 2017.</p>
9.11	<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 to accompany the planning application. A Pre Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p>
9.12	<p>A Public Information Event was held at the Maureen Sheehan community centre on the 25th October 2017. This event was publicly advertised in the local press. The advert was also advertised through a mail drop/ invites to local business, residents and Councillors.</p>
9.13	<p>The event took the form of an unmanned displays at the centre with information on the plans. Feedback forms were provided for comments to be made. The event was attended by members of the public. 22 feedback forms were received. Overall the feedback from the public consultation event was positive. It is considered that the Pre-Community Consultation 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>
10.0	<p>Having regard to the policy context and other considerations above, the proposal is considered acceptable. It is deemed to comply with the development plan context and planning policy. Planning permission is recommended subject to the conditions set out below. It is requested that delegated authority is given to the Director of Planning and Building Control, to agree the final wording of conditions.</p>

Neighbour Notification Checked: Yes
Draft Conditions (final conditions delegated to Director of Planning & Building Control requested):
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.

ANNEX	
Date Valid	4th June 2018

Date First Advertised	25th May 2018
Date Last Advertised	25th May 2018
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Cullingtree Road,Belfast,Antrim,BT12 4JT, The Owner/Occupier, 1 Marchioness Street,Belfast,Antrim,BT12 4LA, The Owner/Occupier, 1 Mcdonnell Street,Belfast,Antrim,BT12 4JY, The Owner/Occupier, 1 Quadrant Place,Belfast,Antrim,BT12 4HX, The Owner/Occupier, 1 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 10 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 100-109 Albert Street,Belfast,Antrim,BT12 4HL, The Owner/Occupier, 100-104 Cullingtree Road,Belfast,Antrim,BT12 4BA, The Owner/Occupier, 11 Cullingtree Road,Belfast,Antrim,BT12 4JT, The Owner/Occupier, 11 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 25-90, 111-119 Albert Street,Belfast,Antrim,BT12 4HG, The Owner/Occupier, 12 Jude Street,Belfast,Antrim,BT12 4DF, The Owner/Occupier, 12 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 13-99 Cullingtree Road,Belfast,Antrim,BT12 4JT, The Owner/Occupier, 13 Lisfaddan Drive,Belfast,Antrim,BT12 4SH, The Owner/Occupier, 13 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 14 Jude Street,Belfast,Antrim,BT12 4DF, The Owner/Occupier, 14 Lisfaddan Drive,Belfast,Antrim,BT12 4SH, The Owner/Occupier, 14 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 15 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 16 Jude Street,Belfast,Antrim,BT12 4DF, The Owner/Occupier, 16 Lisfaddan Drive,Belfast,Antrim,BT12 4SH, The Owner/Occupier,</p>	

19 Cullingtree Road,Belfast,Antrim,BT12 4JT,
The Owner/Occupier,
2 Christian Place,Belfast,Antrim,BT12 4DE,
The Owner/Occupier,
2 Ladymar Walk,Belfast,Antrim,BT12 4NU,
The Owner/Occupier,
2 Quadrant Place,Belfast,Antrim,BT12 4HX,
The Owner/Occupier,
2 St Peters Close,Belfast,Antrim,BT12 4HW,
The Owner/Occupier,
6 Grove Tree North,Belfast,Antrim,BT12 4SN,
The Owner/Occupier,
6 Grove Tree South,Belfast,Antrim,BT12 4SW,
The Owner/Occupier,
6 Ladymar Walk,Belfast,Antrim,BT12 4NU,
The Owner/Occupier,
6 Ross Street,Belfast,Antrim,BT12 4EA,
The Owner/Occupier,
6 St Peters Close,Belfast,Antrim,BT12 4HW,
The Owner/Occupier,
9 St Peters Close,Belfast,Antrim,BT12 4HW,
The Owner/Occupier,
Albert St Community Centre Ltd,The Maureen Sheehan Centre,106 Albert
Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Brunch,121 Albert Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Cathedral Community Services,02,The Maureen Sheehan Centre,106 Albert
Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Community House,Albert Street,Belfast,Antrim,BT12 4HB,
The Owner/Occupier,
Divis Joint Development Committee,Frank Gillen Centre 1a,Cullingtree
Road,Belfast,Antrim,BT12 4JT,
The Owner/Occupier,
North West Trust,01,The Maureen Sheehan Centre,106 Albert
Street,Belfast,Antrim,BT12 4HL,
The Owner/Occupier,
Sure Start,03,The Maureen Sheehan Centre,106 Albert Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Wardens Flat,17,Oriel House,Falls Road,Belfast,Antrim,BT12 4DU,

Date of Last Neighbour Notification	6th July 2018
Date of EIA Determination	
ES Requested	No

Planning History

Ref ID: Z/1993/2415

Proposal: Proposed landscaping works and erection of new railings and gates

Address: LAND SURROUNDING ST PETERS CATHEDRAL,ALBERT TERRACE BELFAST BT12

:

Ref ID: Z/2005/1356/F

Proposal: Reduction in width of existing footpath leading from McDonnell Street onto Albert Street and the incorporation of resultant land into adjacent gardens.

Address: The existing public footpath between 1 McDonnell Street and 78 Albert Street, Belfast, BT12 4JY

Ref ID: LA04/2017/2517/F

Proposal: Proposals include; new paving outside MSC building on Albert Street; new private, secured car park at lands to north of MSC, with new vehicle entrance from Albert Street, with associated street lighting; closing off alleyway between MSC (south of building) through to Roumania Rise; Environmental improvements at Roumania Rise & Servia Street, including new fences and planting, footpath resurfacing; Kerb realignment and traffic calming measures at existing entrance to Roumania Rise at junction with Ross Road.

Address: Lands adjacent to Maureen Sheehan Centre 106 Albert Street Belfast BT12 4HL 13 Roumania Rise Belfast BT12 4SX and Servia Street Belfast BT12 4EJ.,

Ref ID: LA04/2017/2217/PAN

Proposal: Public Realm Environmental Improvements Scheme along Albert Street, Cullingtree Road and St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps).

Address: Albert Street, from Nr. 23 (at Albert Court) to, Nr 121 / junction with Falls Road, Cullingtree Road, from Nr 40 to junction with, Grosvenor Road St Peters Close.,

Drawing Numbers and Title**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/1810/F	
Proposal: Change of use from single occupancy dwelling to HMO	Location: 20 Templemore Avenue Belfast BT5 4FT
Referral Route: House in Multiple Occupation outside a designated HMO Node / Policy Area	
Recommendation:	Approval
Applicant Name and Address: Mr Matt Gray 21 Lisleen Road East Belfast BT5 7TG	Agent Name and Address: Slemish Design Studio 29 Raceview Road Broughshane BT42 4JJ
<p>Executive Summary:</p> <p>This application seeks full planning permission for conversion of a single dwelling to a House In Multiple Occupation (HMO). The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of a HMO at this location; • Impact on surrounding residential amenity; • Impact on Parking Provision <p>No third party representations have been received.</p> <p>Consultees DfI Roads, Environmental Health, Historic Environment Division and the Council's internal development plan team.</p> <p>Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

<p>1.0</p>	<p>Description of Proposed Development</p>
<p>1.1</p>	<p>Full planning permission is sought to convert a single occupancy dwelling to a House of Multiple Occupation (HMO).</p>
<p>2.0</p>	<p>Description of Site</p>
<p>2.1</p>	<p>The proposal is a 3 storey 4 bedroom dwelling with an 'A-frame' dormer to the front and a rear extension. The dwelling is mid-terrace on the east side of Templemore Avenue, approximately 75m south of the Newtownards Road, an arterial route. Templemore Avenue is characterised by high density terrace housing. This section of Templemore Avenue is approximately 160m in length.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	Site History LA04/2017/0117/F - 20 Templemore Avenue. 3 storey rear extension and change of use from dwelling to 3 one bedroom apartments. Permission Refused.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 HMO Subject Plan 2015
4.1.1	The site is within the development limit on unzoned land.
4.2	SPPS, Planning Policy Statements: Strategic Planning Policy Statements for NI (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
5.0	Statutory Consultees Responses
5.1	Dfl Roads – No objection.
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection.
7.0	Representations
7.1	13 neighbouring properties were notified and the proposal was advertised in the local press. No representations were received.
8.0	Assessment
8.1	The proposal is within the development limits for Belfast as identified in the draft development plan (dBMAP 2015). As such the principle of the proposal is deemed acceptable at this location subject to planning and other environmental matters.
8.2	The application site is not within an HMO Policy Area or Development Node as designated in the HMO Subject Plan 2015. Therefore Policy HMO 5 is applicable in this instance.
8.3	Policy HMO 5 permits for 10 percent of any street outside a HMO Policy Area or Development Node to be changed to HMO use.
8.4	Whilst a large section of Templemore Avenue is located within an HMO Development Node (HMO 4/05 – Castlereagh Street/Templemore Avenue), this assessment will only be based on the section of Templemore Avenue outside this Development Node i.e. the 153m section of Templemore Avenue between Newtownards Road and Beechfield Street/Major Street. Land and Property Services Pointer Address database (as of 1st October 2018) indicates that there are 41 domestic properties on this section of Templemore Avenue which would allow for 4 No. HMOs before the 10% threshold would be exceeded. Records show there are currently 2 No. HMOs on this section and therefore

<p>8.5</p> <p>8.6</p> <p>8.7</p> <p>8.8</p> <p>8.9</p> <p>8.10</p> <p>8.11</p>	<p>an additional HMO at no. 20 Templemore Avenue Springfield Road is acceptable in terms of the 10% threshold, and complies with Policy HMO 5.</p> <p>According to Council records this property was not deemed to be in HMO use. A planning history search of this section of Templemore Avenue indicates no recent approvals/decisions relating to HMO development.</p> <p>The proposal complies with Policy HMO 6 in that the criteria are either met or are not relevant: the first criteria is not relevant as the property is not within a Policy Area, nor does it have more than 4 bedrooms; the second criteria is met in that the HMO is not wholly in the rear of the property and without access to the public street; and the third and fourth bullet points are not relevant as the proposal is not being converted into HMO flats.</p> <p>The SPPS is relevant given the perceived impact of HMO development on amenity and parking within the locality. This is concerned with impact on amenity such as noise, nuisance and disturbance; and impact on road safety and traffic circulation.</p> <p>Environmental Health was consulted and has no concerns. On balance, it is considered that the proposal will not result in demonstrable harm to the residential amenity of neighbours.</p> <p>The proposed conversion will result in 4 persons sharing the house together. In terms of car parking/impact on existing traffic arrangements, the various policy requirements of the 'Subject Plan' seek to encourage regeneration, address need and demand, and also protect residential amenity, but it is noted that the provision of car parking is not a requirement of the assessment process. Equally, existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development. Department for Infrastructure - Roads has been consulted and have no objections to this proposal. The site is considered to be a sustainable location due to its proximity to the city centre with nearby public transport links.</p> <p>No operational development is proposed and therefore existing amenity space provision is unaffected.</p> <p>There is no anticipated impact on the visual amenity and character of the area given that no external changes are proposed.</p>
<p>9.0</p>	<p>Summary of Recommendation: Approval subject to conditions</p>
<p>9.1</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
<p>10.0</p>	<p>Conditions</p> <p>1. 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>

	<p>Informatives:</p> <p>CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NORTHERN IRELAND) 2011</p> <p>Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination-CLR11) that details the nature of the risks and any necessary mitigation measures and verification (if required) should be prepared and submitted for appraisal</p>
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ANNEX	
Date Valid	9th July 2018
Date First Advertised	27th July 2018
Date Last Advertised	27 th July 2018
Date of Last Neighbour Notification	25th July 2018
Date of EIA Determination	N/A
ES Requested	No

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Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2015/0686/F	Date of Committee: 11 December 2018
Proposal: Renewal of Z/2008/1418/F - Amended scheme. Erection of 2 blocks - 1 no. block consisting of 22 no. apartments. 1 no. block with office and community use.	Location: 56-76 Townsend Street 110-122 Peters Hill Belfast BT13 3ES
Referral Route: Housing scheme in excess of 12 units with objections	
Recommendation:	Approve
Applicant Name and Address: Andrea Gribben 48 Rhanbuoy Park Holywood BT18 0DU	Agent Name and Address:
<p>Executive Summary: This application seeks full planning permission for the erection of two blocks, one block consisting of 22 no. apartments and one block for office and community use.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Design, Impact on character and appearance of the surrounding area • Access, Parking, Transport • Impact on amenity • Infrastructure Capacity • Flooding <p>The application site is on unzoned land within the development limits of Belfast as designated in the BUAP and Draft BMAP. It is adjacent to the arterial route AR1/05 at Peters Hill. The site is a vacant brownfield site, the surrounding area is characterised by a mixture of commercial and residential uses and as such there is no objection in principle.</p> <p>The site had a previous approval Z/2008/1418/F for the Erection of 2 blocks - 1 no. block consisting of 30 no. apartments with 2 no. retail units on ground floor as well as 30 basement parking spaces and 1 no. block with office use. The current application for renewal was received on 8 June 2015 well within the consent lapsing date of 10 June 2018. The previous consent forms a material consideration and the current application as originally submitted sought to replicate what had been previously approved, that consent comprised two retail units at ground floor with 30 no. apartments above in a six storey block with basement car parking alongside a 5 storey c.760sqm block to be occupied by offices and community use.</p> <p>Objections to the renewal application were received. Whilst the application was for a renewal of a previous consent it was considered that the scale proposed was excessive and the Council invited amendments from the applicant in order to address concerns. The revised scheme omitted the basement car park, the two ground floor retail units and 8 no apartments which resulted from the reduction of this block from 6 to 4 stories and the adjacent office / community building was reduced in height from 5 to 4 stories. The revised scheme was subject to re-advertisement and re-neighbour notification and no objections to the amended proposal have been received.</p>	

It is considered that the revised proposal would not cause adverse harm to the local character, environmental quality of the area and amenity of neighbouring properties. It would create a quality and sustainable mixed use environment in accordance with the main aims and objectives of the SPPS.

Transport NI, NI Water, Rivers Agency and the Council's Environmental Health Unit were consulted and have offered no objection.

22 letters of objection received (all to the renewal as originally submitted and none as a result of the re-notification on the amended scheme), summarised as:

- Large block of flats not best solution
- Welcome cleaning up land
- Different options should be investigated
- Concern accommodation is for students
- Scale and design
- Impact on Greenland Street
- Six storey block out of character
- Overshadowing properties on Greenland Street and Shankill Terrace
- Apartment block overbearing and inappropriate in design
- Overlooking of Greenland Street
- Light Pollution / Glare
- Air Quality
- Noise
- Impact on arterial route – opportunity to enhance
- Flats will lead to Vandalism / social discontent

These issues have been addressed in the main body of the report below.

The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3, PPS7, and PPS15. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved.

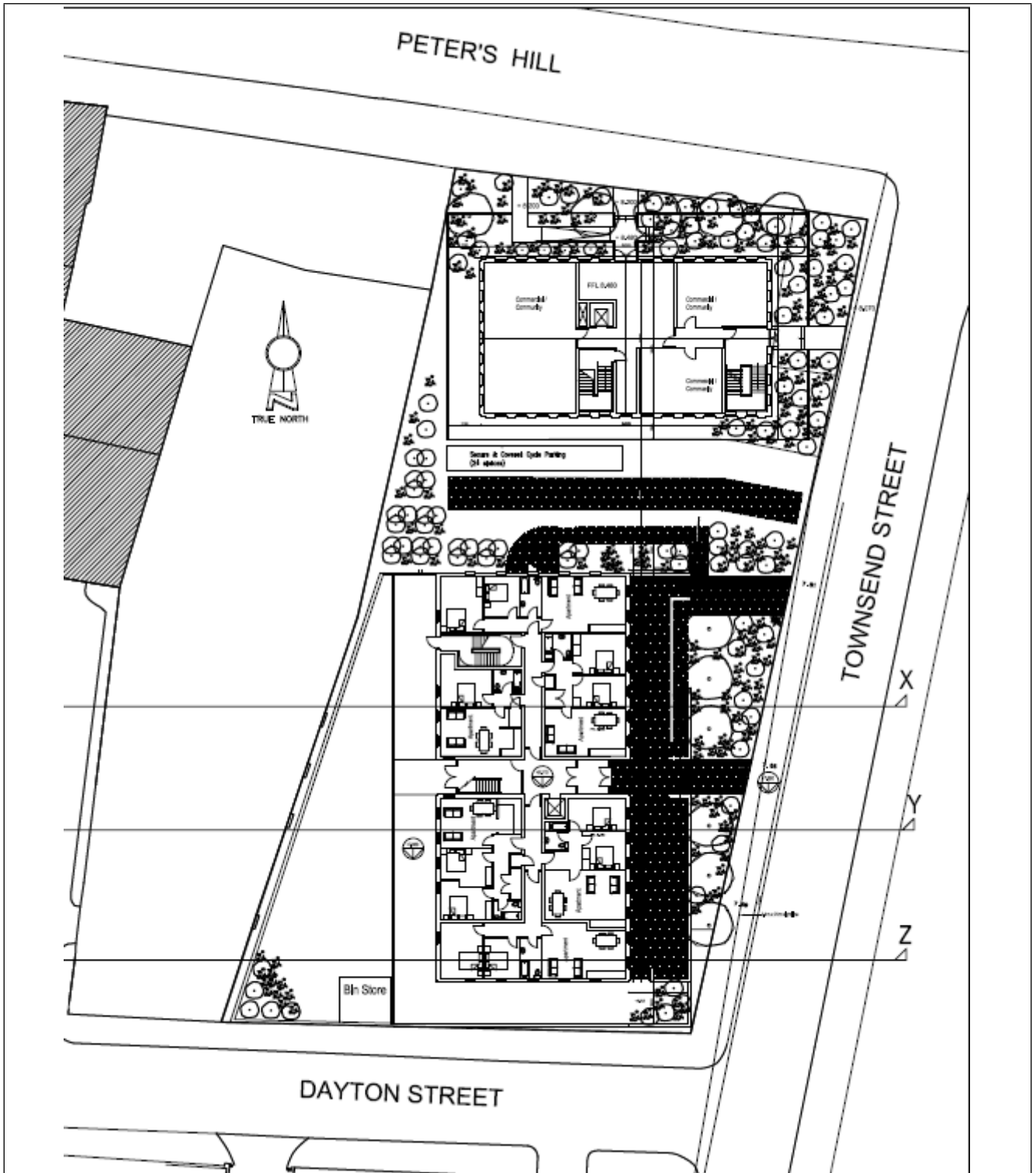
Recommendation

It is requested that committee delegate authority to the Head of Planning and Policy to grant planning permission subject to the conditions listed in Section 11 of the report.

Case Officer Report

Site Location Plan





Representations:

Letters of Support	None Received
Letters of Objection	22
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This application seeks full planning permission for two blocks. One 4 storey Block on the corner of Peters Hill and Townsend Street will accommodate office/community use. The block has a central core and on one side the space is to be occupied by the Charity Headquarters of the applicant over four floors with the remaining space available for other office / community users.</p> <p>South of this, a 4 storey 22 no. apartment block is proposed on the corner of Dayton Street and Townsend Street. The block accommodates 18 no. 2 bedroom 4 person apartments and 4 no. 1 bedroom 2 person self-contained apartments. Both blocks are set back from the main roads with landscaped frontages and a landscaped buffer between both blocks.</p> <p>Amendments and further Information were secured during the processing of the application included the following:</p> <ul style="list-style-type: none"> • Reduction in Office block from 5 to 4 stories • Reduction in Apartment block from 6 to 4 stories • Reduction in apartment numbers from 30 to 22no. • Omission of basement car park • Omission of two ground floor retail units on to Townsend Street • Inclusion of a Drainage Assessment, Contamination Assessment & Air Quality Assessment
2.0	<p>Description of Site</p> <p>The application site fronts onto Peters Hill, Townsend Street and Dayton Street. The site has been vacant for a substantial period of time having been cleared following the demolition of the former Elim Pentecostal Church, church hall buildings, car park and retail property. The site is relatively flat with a slight incline north to south; an 1800mm ornamental galvanised steel railing defines its boundaries.</p> <p>The site is located within the development limits of Belfast. To the north of the site beyond Peters Hill the area is mixed residential; to the east, beyond Townsend Street, is car parking and the Westlink dual carriageway; to the south beyond Dayton Street lies another parcel of undeveloped vacant land, commercial units and the Townsend Presbyterian Church; to the west of the site is another parcel of undeveloped land, residential properties at Greenland Street and commercial development. The site is within a mixed use area with residential, commercial and community uses all prevailing.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2015/01266/F- Provision of a new decorative boundary fence and gate around vacant plot of land – Approved 18.02.2016</p> <p>Z/2008/1418/F - Erection of 2 blocks - 1 no. block consisting of 30 no. apartments with 2 no. retail units on ground floor as well as 30 parking spaces in basement, 1 no. block with office use – Approved 10/06/2010</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015
Following the recent Court of Appeal decision on BMAP, the extant development plan is now	

	the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.1.1	Policy SETT 2 Development within the Metropolitan Development Limits, and Settlement Development Limits.
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	Transport NI – No objection subject to conditions
5.2	NI Water – No objection
5.3	Rivers Agency – No objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection subject to Conditions
7.0	Representations
7.1	<p>The application has been neighbour notified on the 16th November 2015 and advertised in the local press on the 7th August 2015.</p> <p>A 14-day re-notification was carried out with neighbours and objectors on the additional information and amended plans which expired on the 19th October 2018. The amended application was also re-advertised.</p> <p>22 letters of objection received (all to the renewal as originally submitted and none as a result of the re-notification on the amended scheme), summarised as:</p> <ul style="list-style-type: none"> • Large block of flats not best solution • Welcome cleaning up land • Different options should be investigated • Concern accommodation is for students <i>Officer Response: The residential element of the application is for 22 no. self-contained apartments comprising 18 no. 2 bedroom 4 person apartments and 4 no. 1 bedroom 2 person apartments. The proposal is not for student accommodation.</i> • Scale and design • Impact on Greenland Street • Six storey block out of character • Overshadowing properties on Greenland Street and Shankill Terrace • Apartment block overbearing and inappropriate in design • Overlooking of Greenland Street • Light Pollution / Glare • Air Quality • Noise • Impact on arterial route – opportunity to enhance • Flats will lead to Vandalism / social discontent <p>All other points raised have been addressed directly in the main body of the report.</p>
8.0	Other Material Considerations

8.1	Creating Places
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Design, Impact on character and appearance of the area - Access, Parking, Transport - Impact on amenity - Infrastructure capacity - Flooding
9.3	<p><u>Principle of development</u></p> <p>The application site is on unzoned land within the development limits as designated in the BUAP and Draft BMAP. The site occupies a corner block with frontage onto Peters Hill which forms part of Arterial Route A1/05 Shankill Road / Woodvale Road / Ballygomartin Road. The immediate context on two sides is other undeveloped brownfield land; the surrounding area includes a mix of buildings and uses of various heights, size and design. The principle of a mixed use development with residential apartments and office use at this location is therefore considered acceptable subject to the material considerations as set out below.</p>
9.4	<p><u>Design, Impact on character and appearance of the area</u></p> <p>Given previous buildings have been demolished and sites cleared the upper part of Townsend Street lacks any defined street frontage with vacant lands and car parking straddling each side of the street and the Westlink beyond. The lower part of Townsend Street is defined by two storey red brick housing and two storey commercial premises with large footprints at Townsend Enterprise Park which in turn leads to the listed Townsend Street Presbyterian Church. The opposite side of Townsend Street is defined by parking along its length with the Westlink.</p>
9.5	<p>At the upper end of Townsend Street where the site straddles the corner with Peters Hill, again no real street frontage is present with the vacant application site on one corner and a car park on the other corner. As one travels along Peters Hill there is a mix of buildings of varying urban grain and height ranging from, two and three storey red brick houses and fine grain commercial premises to 4 storey commercial and residential properties with large footprints. A 5 storey block flanks the corresponding corner on the opposite side of the Westlink at the juncture of Peters Hill and Browns Square.</p>
9.6	<p>The proposed four storey office building with a height of 14.7 metres would be a similar height as the five storey mixed use block on the corresponding side of the Westlink fronting on to Peters Hill. Across from the application site on the other side of Peters Hill there are two storey red brick dwellings set back from the main road behind a landscape buffer; given the change of levels these houses are set at a higher ground level than the application site therefore the pitch of their roofs align with the sill level of the fourth floor of the proposed office block; given this change in levels combined with the set back of the proposed office block from its Peters Hill frontage it does not appear dominant in terms of scale when viewed contextually.</p>
9.7	<p>The proposed four storey apartment block which fronts on to Townsend Street (overall height 12.55m) has the fourth floor set back on all elevations. The block is set back from its frontage with Townsend Street (between 6 to 15m) allowing private defensible space to the apartment frontages and a landscape buffer between the frontage and the public street. The block is also set back 4m from its frontage with Dayton Street. There is little built frontage along this part of Townsend Street; the closest built form consists of two storey properties set back at Greenland Street (20m from the application site) and Cargill Street (some 50m + from the</p>

	application site) and the listed gable fronted double-height Presbyterian church (75m from the application site boundary). The proposed block sits below the eaves level of the church, which is separated from the application site by some 75m, with a second undeveloped vacant plot and commercial premises at Cargill Street in between. The proposed scale is therefore considered appropriate in the surrounding context as illustrated in the submitted sections.
9.8	The proposed density is similar to that already established in the surrounding area. In terms of roof profile there is a mix of pitched and flat roof forms throughout the surrounding area and as such the flat roof form proposed is considered appropriate within its context.
9.9	The materials proposed consist of stone cladding with hardwood window and door frames; stone pilasters are utilised in the apartment block and limestone pilasters in the office block. The materials palette for the surrounding area is varied and as such the materials proposed are considered acceptable. To ensure high quality materials are secured that respect the character and appearance of the area, it is recommended a condition be attached requiring samples of the external materials to be submitted for agreement by the Council.
9.10	At present the grounds to the site are dominated by hardstanding from the cleared building structures surrounded by unmanaged scrub vegetation. The proposed redevelopment sets both blocks back from the road and introduces soft landscaping along with new tree planting and paving to the building frontages and between each of the two blocks which will help to provide a more attractive development which also enhances the character and appearance of the area. The set back and landscaped buffers offer security and privacy to the apartments and delineate between private space and public street. It is recommended that appropriate conditions are attached to agree details of and secure the provision of hard and soft landscaping including boundary treatments.
9.11	Overall it is considered that the proposal would not cause adverse harm to the local character and environmental quality of the area in accordance with the BUAP, Draft BMAP, Policy QD1 of PPS7, Creating Places and the SPPS.
	<u>Access, Parking and Transport</u>
9.12	The planning application is supported by a Parking Report. It is proposed that the 22 apartments are to be served by on street parking in the vicinity of the site. On-street parking opportunities exist on Townsend Street and Dayton Street in the immediate vicinity to the proposed site location.
9.13	With regard to the office block the site is located in close proximity to Belfast City Centre and is highly accessible on foot and by public transport with frequent metro services along Peter's Hill.
9.14	The site is located within the Belfast City Fringe Area of Parking Restraint as identified in the draft Belfast Metropolitan Area Plan where a reduced standard of parking is applied and variations can be considered where evidence of alternative transport arrangements are clearly demonstrated. The applicant has submitted justification of the site's sustainable location in close proximity to a wide range of local amenities and public transport / cycling links which reduces the reliance on the private car in line with the main objectives of the SPPS and Draft BMAP. In addition, the Parking Report demonstrates that there is available capacity of on-street parking within the vicinity of the site to accommodate the requirements of the development without having an adverse impact on existing parking within the area. TNI have reviewed the Parking Report and are content with its findings.
9.15	Block 1 Office has a dual pedestrian ramped and stepped access off Peters Hill and a pedestrian access off Townsend Street. Block 2 Apartments also has a dual pedestrian ramped and stepped access off Townsend Street. One shared access between the two blocks

	leads to a sheltered cycle parking area.
9.16	Transport NI were consulted and have no objection to the proposed development subject to conditions. The impact of the proposal on the local road network is therefore considered to be acceptable in terms of traffic and road safety and would comply with Draft BMAP, PPS3, PPS7 and the SPPS.
9.17	There is adequate provision within the site to accommodate a communal bin storage area and bin collection point which follows the guidance contained with the Local Government Waste Storage Guide and the Council's Supplementary Guidance on Waste Storage for developments in Belfast. Conditions are recommended requiring full details of a Waste Management Plan to be provided.
9.18	<u>Impact on amenity</u> The ground and fourth floor apartments avail of an external paved terrace. A triangular external space to the rear of the apartment block provides a communal amenity space for all apartments whilst the buffer between the two blocks offers a useable hard and soft landscaped area. The future occupiers of the apartments would have access to 250m ² of communal amenity space which would exceed the minimum recommended standard set out in Creating Places. Each apartment would have satisfactory outlook from their main habitable areas over the communal amenity space or the main road which would also ensure that they receive an adequate degree of light. It is considered that the space provision within the apartments is adequate given the sites location alongside a main arterial route.
9.19	The apartments facing on to Townsend Street overlook the street and public car park / Westlink beyond therefore overlooking is not an issue. Apartment windows along the northern apartment elevation overlook the landscape buffer between the two blocks; given there is a distance of 13.2m between the northern elevation of the apartment block and the southern rear elevation of the office block the separation distance together with the intervening planting buffer is considered sufficient to ensure overlooking is not an issue.
9.20	The apartment windows on the western facing elevation outlook on to the communal open space, beyond this there is a vacant plot of land separating the site from properties at Greenland Street. Given the substantial separation distance of at least 55m at the closest point between the front elevation of the Greenland Street Properties and the west elevation of the apartment block it is considered that overlooking is not an issue. Given the separation distance the proposal would not cause an unacceptable loss of privacy to Greenland Street.
9.21	Office buildings are not afforded the same degree of amenity as residential buildings given the nature of the way they are occupied and utilised; the proposed office block outlooks on to Peters Hill and Townsend Street, its rear elevation outlooks on to the proposed apartment block, which is positioned to the south of and perpendicular to it. The new apartment building would sit to the south of the office block and as such no overshadowing would be caused by the office block on the apartment block.
9.22	The apartment block is due east of the Greenland Street properties however given the substantial separation distance overshadowing is not considered to present an issue. The amended scheme is substantially reduced from what was previously approved and which the applicant originally sought to replicate through the renewal application. It is not considered that the amended proposal at 4 stories with setback would cause an overbearing impact on surrounding properties nor is it considered unacceptable or uncommon within an urban context. There were no objections to the amended scheme.
9.23	Objectors raised concerns that the development would overshadow properties at Shankill Terrace. The development site is due south of Shankill Terrace however given the significant

<p>9.24</p> <p>9.25</p> <p>9.26</p>	<p>separation distance, change in levels and intervening boundary vegetation, as established at the front of Shankill Terrace properties and proposed to the front of Peters Hill, it is not considered that there would be any amenity impact on the properties at Shankill Terrace in terms of overshadowing or overlooking.</p> <p>In light of the above, it is considered that an adequate level of residential amenity would be maintained for future and existing occupiers in accordance with PPS7 and the SPPS.</p> <p><u>Infrastructure Capacity</u> NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised. Connections to the water and foul sewer system would be covered by separate legislation.</p> <p><u>Flooding</u> The site is not located within the fluvial or coastal flood plain; surface water run-off is recorded along Townsend Street. In line with the requirements of the SPPS and PPS15 the application is supported by a Drainage Assessment. This has been reviewed by Rivers Agency who have cited no objection. It has been demonstrated that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and from development elsewhere. As such the proposed development would comply with Policy FLD3 of PPS 15 and the SPPS</p>
<p>10.0</p>	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit. 2. Notwithstanding the materials outlined on the approved plans, the development hereby permitted shall not commence until sample panels and a written specification of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details. Reason: To protect the visual amenities of the area. 3. The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of amenity and biodiversity and to preserve and enhance the

character and appearance of the area.

4. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

Reason: To ensure the proper management of the landscaped areas in the interests of visual amenity.

5. The development hereby permitted shall not be occupied until details of boundary walls, fences or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.

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

6. Prior to the first occupation of the development hereby permitted, details of the bin store facilities shall be agreed in writing with the Local Planning Authority and provided in accordance thereafter and shall be made available and retained for use at all times.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the character and appearance of the area.

7. The development hereby permitted shall not commence until a Waste Management Plan including details of bin collection arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and maintained thereafter for use at all times.

Reason: In the interests of amenity, to ensure the appropriate provision of infrastructure and to protect the character and appearance of the area.

8. The development hereby permitted shall not become operational 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.

9. All redundant accesses from the site to public road shall be permanently closed off and the footways reinstated to the satisfaction of DfI.

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.

10. Prior to commencement of development, a construction dust, noise and vibration management plan shall be developed and submitted for review and approval by Belfast Planning Service. This plan should outline the methods to be employed to minimise any dust, noise and vibration impacts of construction operations demonstrating 'best

practicable means'. The plan should pay due regard to BS5228:2009 Noise and Vibration Control on Construction and open sites and the recommendations of the WYG Air Quality Assessment, 56-76 Townsend Street and 110-122 Peters Hill, Belfast (March 2018). It should include a detailed programme for the construction phase, the proposed dust noise and vibration monitoring and mitigation methods and evidence of neighbour liaison.

The construction phase must be carried out in line with the approved Construction dust noise and vibration management plan.

Reason: In the interests of public safety and amenity.

11. Prior to commencement of construction of the development, the applicant shall submit to the Belfast Planning Service for approval an updated generic quantitative risk assessment as outlined within section 7.2.2 of the WYG report Job No A107972, dated April 2018 and carried out in line with current best practice industry guidance. The risk assessment shall include an updated conceptual model and if determined necessary, a remediation strategy which demonstrates how any identified pollutant linkages are to be demonstrably broken and no longer pose a significant risk to human health.

Reason: Protection of Human Health

12. Prior to occupation of the proposed development and where a remediation strategy has been necessary, the applicant shall provide to the Belfast Planning Service for approval a verification report. This verification report must demonstrate that the contaminated land remediation measures outlined within the WYG report Job No A107972, dated April 2018 and as amended by the approved remediation strategy as required under the above condition have been implemented.

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

Reason: Protection of Human Health

13. No commercial deliveries or collections to or from the Block 1 Office/ Community use between 11pm and 7am

Reason: Protection of human health and Residential Amenity

14. Prior to and during the occupation of the proposal the rating level ($dB_{L_{Ar}}$) of all combined proposed building plant services shall not exceed the background sound level (for both day time and night time) as measured at the nearest proposed residential units and existing residential premises with all sound measurements made in accordance with *BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound*

Reason: Protection of human health and Residential Amenity

15. Prior to the occupation of the proposal the applicant shall ensure that the entire façade of the residential block and in particular the entire window system (including frames,

	<p>seals etc) have been so designed and installed so as to ensure that internal noise levels within any proposed residential unit shall:</p> <ul style="list-style-type: none"> • Not exceed 35 dB $L_{Aeq,16hrs}$ at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements; • Not exceed 30 dB $L_{Aeq,8hr}$ at any time between the hours of 23:00hrs and 07:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements; • Not exceed 45 dB L_{Amax} more than 10-15 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements; <p>Reason: Protection of human health and Residential Amenity</p>
12.0	<p>Informatives</p> <p>1. This planning permission includes conditions which require additional details to be submitted to and approved by the Council. Please read the conditions carefully. You should allow at least 8 weeks for the Council to assess the details and respond. This may take longer in cases which involve the submission of detailed technical reports. You should allow for this when planning your project. If you proceed without the approval of these details from the Planning Authority you do so at your own risk.</p> <p>2. The applicant's attention is drawn to the information provided on the consultee responses which are available to view on the planning portal.</p> <p>3. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.</p> <p>4. THE ENVIRONMENT (NI) ORDER 2002</p> <p>The applicant and future users are advised that the proposed development is located within an area declared as an Air Quality Management Area under the Environment (NI) Order 2002. Levels of nitrogen dioxide are predicted to exceed the annual mean concentrations as prescribed by the Government through the National Air Quality Strategy.</p> <p>The Council along with relevant partners developed a 2015 -2020 air quality action plan that stipulates how they propose to implement measures that are designed to improve air quality within AQMAs.</p> <p>The applicant and future users should be aware that the area may be subject to mitigation and control measures as part of the air quality management process</p> <p>5. Clean Neighbourhoods and Environment Act (NI) 2011</p> <p>In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature and extent of this contamination and its management must be submitted to Belfast Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.</p> <p>6. WASTE AND CONTAMINATED LAND (NI) ORDER 1997</p>

The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation.

7. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Section Engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast BT1 3DH. A monetary deposit will be required to cover works on the public road.

8. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

9. All construction plant and materials shall be stored within the curtilage of the site.

10. Provision shall be made to the satisfaction of DfI, to ensure that surface water does not flow from the site onto the public road.

ANNEX

Date Valid	8th June 2015
Date First Advertised	7th August 2015
Date Last Advertised	10th August 2018
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 10 Greenland Street Town Parks Belfast	
The Owner/Occupier, 10 Shankill Terrace Town Parks Belfast	
Robert Balmer 10, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN	
D Balmer 10, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN	
The Owner/Occupier, 11 Shankill Terrace Town Parks Belfast	
The Owner/Occupier, 12 Greenland Street Town Parks Belfast	
The Owner/Occupier, 12 Shankill Terrace Town Parks Belfast	
The Owner/Occupier, 12, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN	

The Owner/Occupier,
13 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
14 Greenland Street Town Parks Belfast
The Owner/Occupier,
14 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
15 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
16 Greenland Street Town Parks Belfast
The Owner/Occupier,
16 Shankill Terrace Town Parks Belfast
Rosemary Doherty
167, Joanmount Gardens, Belfast, Antrim, Northern Ireland, BT14 6NZ
The Owner/Occupier,
17 Greenland Street Town Parks Belfast
The Owner/Occupier,
17 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
18 Greenland Street Town Parks Belfast
The Owner/Occupier,
18 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
18, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
M McCullough
18, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
19 Greenland Street Town Parks Belfast
The Owner/Occupier,
2 Greenland Street Town Parks Belfast
Evelyn Baird
2, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
20 Greenland Street Town Parks Belfast
Max Oliveira
20, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
Ryan Gilmore
20, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
22 Greenland Street Town Parks Belfast
Tom Vonier
22, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
24 Greenland Street Town Parks Belfast
Albert Lofthouse
24, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
26, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
28 Greenland Street Town Parks Belfast

<p>J McMullen 28, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN The Owner/Occupier, 3 Greenland Street Town Parks Belfast The Owner/Occupier, 30 Greenland Street Town Parks Belfast K Hayes 30, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN D McKee 30, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN Glynis Gilmore 37, Silver Birch Courts, Belfast, Antrim, Northern Ireland, BT13 2JJ The Owner/Occupier, 4 Greenland Street Town Parks Belfast Elizabeth Doran 4, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN The Owner/Occupier, 5 Greenland Street Town Parks Belfast Nicole Grainger 53, Boundary Street, Belfast, Antrim, Northern Ireland, BT13 2EJ The Owner/Occupier, 6 Greenland Street Town Parks Belfast Vera Brown 6, Crosby Street, Belfast, Antrim, Northern Ireland, BT13 2HJ Stephanie Boyd 6, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN John Gray 75, Victoria Avenue, Belfast, Down, Northern Ireland, BT4 1QZ The Owner/Occupier, 8 Greenland Street Town Parks Belfast The Owner/Occupier, 8 Shankill Terrace Town Parks Belfast Paul Baxter 8, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN The Owner/Occupier, 9 Shankill Terrace Town Parks Belfast</p>	
Date of Last Neighbour Notification	5th October 2018
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Location Plan</p> <p>Drawing No. 02B Type: Site Plans</p> <p>Drawing No. 20A Type: Longitudinal Site Sections</p>	

Drawing No. 21
Type: Building A Floor Plans

Drawing No. 22
Type: Building B Floor Plans with Typical Section

Drawing No. 23
Type: Blocks A & B East and West Elevations

Drawing No. 24
Type: Blocks A & B North and South Elevations with Typical Section

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/2314/F	
Proposal: Internal refurbishment to sub-divide open plan office and amalgamate existing Education Rooms. Change of use of 13.3m ² To facilitate the enlargement of community shop with independent ramped access to new entrance door. New window to IT suite.	Location: Footprints Women's Centre, 84a Colinmill, Poleglass, Dunmurry, BT17 0AR.
Referral Route: Applicant in receipt of funding from Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Footprints Women's Centre 84a Colinmill Poleglass Dunmurry BT17 0AR	Agent Name and Address: McCartan Muldoon Architects 22a Lisburn Road Hillsborough BT26 6AB
Executive Summary: <p>Full permission is sought for internal refurbishment to the existing Women's Centre to sub-divide an open plan office and amalgamate existing Education Rooms. A change of use of 13.3m² to facilitate the enlargement of the existing community shop is also proposed with independent ramped access to a new entrance door on the north western elevation. A new window to IT suite on the south western elevation is proposed.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Impact on residential amenity of neighbours. <p>The Footprints Women's Centre is a community building providing children's day care, women's services, education and training programmes. The principle of development and the proposed use as community facilities is existing, the proposal is minor and nature and will enhance the facilities which will provide for the wider community benefit without detrimentally impacting on the residential amenity of neighbours.</p> <p>No objections have been received.</p> <p><u>Recommendation:</u></p> <p>Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions as set out in Section 11.0 of this report.</p>	

Case Officer Report

Site Location Map



Consultations:

Consultation Type	Consultee	Response
N/A	N/A	N/A

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for full planning permission for internal refurbishment to sub-divide an open plan office and amalgamate existing Education Rooms. Change of use of toilets (13.3m²) to facilitate enlargement of the existing community shop with independent ramped access to new entrance door. New window to IT suite on the south western elevation. The external alteration on the north western elevation will facilitate a new entrance door accessed by a new ramped access to the extended community shop.</p>
2.0	<p>Description of Site</p> <p>The site is located at Footprints Women's Centre, 84a Colmill, Poleglass, Belfast. 5m south of 54 Rodney Parade, Belfast. The site is in use as the Footprint's women's community centre which accommodates women's services including training and education, children's services, day care, footprints catering services and volunteering.</p> <p>The car park gently slopes within the site from the north to south. The existing building is split level with the north eastern portion of the building being two storey and the south western portion single storey. A single storey building is located in the north western corner of the site.</p> <p>The site is bounded by metal railing fencing approximately 2.5m in height. The area is characterised by residential dwellings located to the north, west and south of the site in the form of two storey terrace dwellings.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>3.1 S/2012/0775/F- Proposed new sectional building to provide additional childcare services and alteration of car parking areas - Granted</p> <p>3.2 S/2011/0561/F - The proposed new sectional buildings will be used to provide additional training and support services and office space - Granted</p> <p>3.3 S/2003/0178/F - Environment improvement scheme which includes provision of additional public car park, traffic calming ramps, closure of footpaths, removal of raised planters and the construction of new front and rear garden enclosures – Granted</p> <p>3.4 S/1999/0570/F - Replacement of existing community centre – Granted</p> <p>3.5 S/1997/0119 - Temporary sectional building to accommodate childcare Provision – Granted</p> <p>3.6 S/1991/0966 - Thrift shop – Granted</p> <p>3.7 S/1990/0025 - Credit Union and Meals Distribution Facilities - Granted</p> <p>3.8 S/1983/0727 - 2 No. Temporary Portable Buildings – Granted</p> <p>3.8 S/1979/0454 – Housing Development - Granted</p> <p>3.9 S/1979/0454 - Housing Development - Granted</p>
4.0	Policy Framework
4.1	Draft Belfast Metropolitan Area Plan 2015
4.2	Lisburn Area Plan 2001
4.3	<p>4.3.1 Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>4.3.2 Planning Policy Statement 3: Access, Movement and Parking</p>
5.0	Statutory Consultees Responses

5.1	N/A
6.0	Non Statutory Consultees Responses
6.1	N/A
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No comments have been received.
8.0	Other Material Considerations
8.1	Under the draft BMAP 2015 plan that was adopted and now subsequently quashed and draft BMAP 2004 the site was undesignated white land.
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of development and use; • Impact on residential amenity of neighbours.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Lisburn Area Plan 2001 is now the statutory development plan for the area.
9.3	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.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	The site is located within the settlement development limit for Belfast post RPA and previously would have been part of Metropolitan Lisburn under the Draft Belfast Metropolitan Area Plan 2015. Given that the Belfast Metropolitan Area Plan was adopted and subsequently quashed weight is given to it and the site is considered to be within the settlement development limit for Belfast.
9.6	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.
9.7	<u>Principle of development and use</u> The principle of the development is considered acceptable at this location, the existing use as a community centre with an existing community shop facility is retained with the proposed change of use of the existing toilets, an area of 13.3m ² to retail use to facilitate the extension of the existing community shop. The main use as a women's community centre is retained.

9.8	<p><u>Impact on residential amenity of neighbours</u></p> <p>No representations from neighbours have been received. The proposal is considered to be minor in nature with an area of only 13.3m² proposed to be changed to facilitate the extension to the existing community shop and minor external alterations on the north western elevation to create an entrance and new window on the south western elevation to facilitate internal reconfiguration of a small area within the existing community centre. The proposed alterations are located on an elevation with a significant separation distance away from existing nearby residential dwellings. It is considered that the change of use and external alterations will not detrimentally impact on the residential amenity of neighbours and are considered to be for the wider community benefit.</p>
9.9	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
10.0	<p>Summary of Recommendation: Approval</p>
11.0	<p>Conditions</p> <p>1. 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>
<p>Notification to Department (If relevant): N/A</p>	
<p>Representations from Elected Members: N/A</p>	

ANNEX	
Date Valid	2nd October 2018
Date First Advertised	19th October 2018
Date Last Advertised	19th October 2018
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 100 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 101 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 102 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 103 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 104 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 60 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AR, The Owner/Occupier, 85 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 86 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 87 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 88 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 89 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 90 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 91 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 92 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 93 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 94 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 95 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 96 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 97 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 98 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 99 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS,</p>	

Date of Last Neighbour Notification	17th October 2018
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
Drawing No. 01 Type: Site Location Map	
Drawing No. 02 Type: Existing and Proposed Floor Plans and Elevations	
Drawing No. 03 Type: Proposed Floor Plans	
Drawing No. 04 Type: Proposed Elevations	

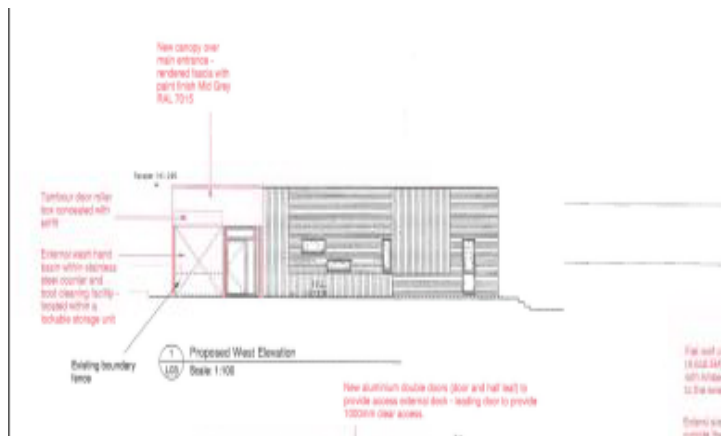
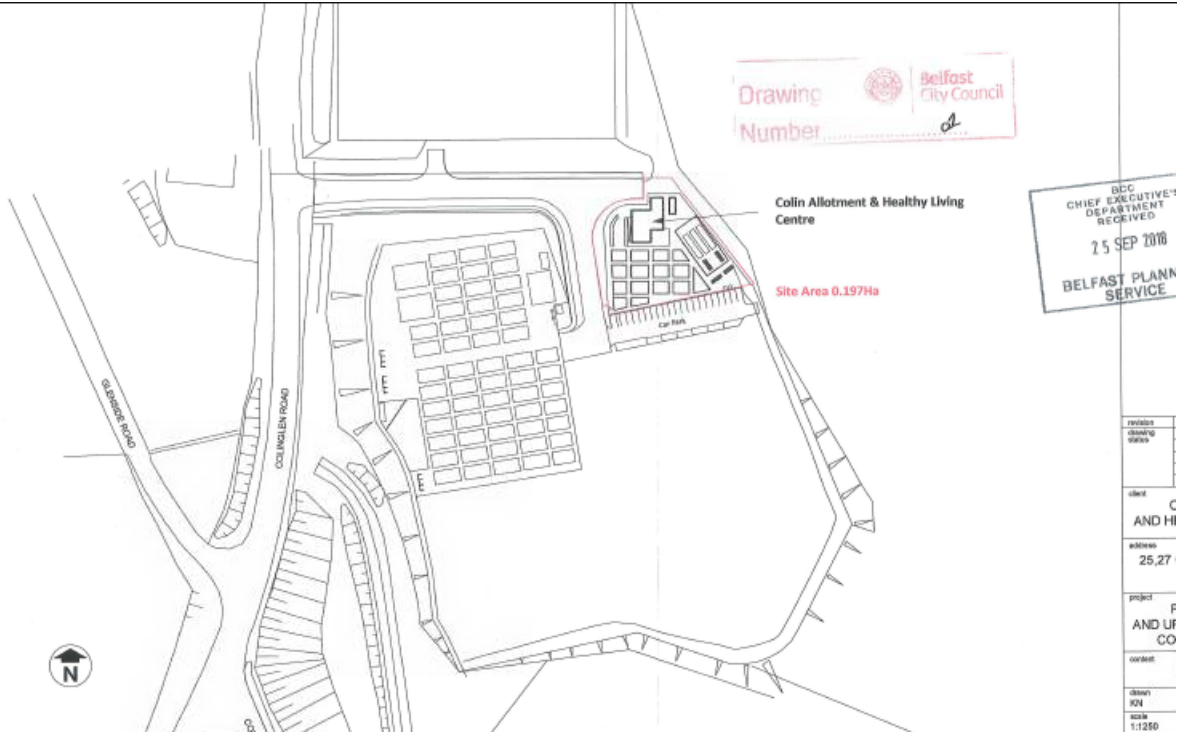
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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/2280/F	
Proposal: New canopy at front entrance with boot cleaning facility. New double doors from training kitchen to access existing external terrace. Internal refurbishments to create 2nr additional WC's and additional storage within the kitchen.	Location: 25-27 Colin Glen Road Dunmurry Belfast.
Referral Route: Belfast City Council is the applicant.	
Recommendation: Approve subject to conditions	
Applicant Name and Address: Colin Neighbourhood Partnership with Belfast City Council 25 - 27 Colin glen Road Dunmurry BT17 0LR	Agent Name and Address: McCartan Muldoon Architects 22a Lisburn Street Hillsborough BT26 6AB
Executive Summary: The key issues to be considered are: <ul style="list-style-type: none"> •Principle of Development •Design of the proposal •Impact on amenity <p>The application proposes upgrades to an existing community facility building which serves the allotments. External alterations to the existing elevations are proposed to provide new double doors on to an external teaching terrace and a new storage area with canopy is proposed adjacent to the lobby which will provide a clean down area.</p> <p>The principle of development and the use as a community building for the allotments is existing and the proposal will enhance the existing facility for the allotment users.</p> <p>The proposals are minor in nature and utilise materials that are sympathetic to the existing building. It is considered to be in compliance with the development plan and good design paragraphs within the Strategic Planning Policy Statement (SPPS). The scale and design of the proposals respect the host building and the surrounding area. The proposals will not impact on the amenity of the area and will provide enhanced facilities for the allotment users and protection at the front entrance to the building allowing boots to be cleaned and stored.</p> <p>No representations have been received in relation to the application.</p> <p>Recommendation Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.</p>	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>A new canopy over the main entrance to Colin Allotment & Healthy living Centre is proposed. It will be a rendered fascia finished in a mid-grey paint finish. It will be a flat roof timber structure measuring 4.6m x 2.5m.</p> <p>An external wash hand basin with stainless steel counter and boot cleaning facility contained within a lockable storage unit is proposed. This will be sited under the proposed canopy.</p> <p>The description of the proposal includes new double doors from training kitchen to access existing terrace; and internal refurbishments to create 2 no. additional wc's and additional storage within the kitchen. These internal works do not require planning permission.</p>
2.0	<p>Description of Site</p> <p>Colin Neighbourhood Partnership run the Colin Allotment and Healthy Living Centre at 25-27 Colin Glen Road. The site is occupied by a community building with training café, which is linked to the allotments. There are 54 plots on site. The site has an area of 0.197ha.</p> <p>The allotments and community facility are located adjacent to Colin Glen Forest Park, a wooded glen at the foot of the Belfast Hills.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>S/2013/0449/F Community building for delivery of development of social economy and education courses at Colin Allotments, Colin glen Road, Belfast. Permission granted 10.02.2014</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, Draft BMAP remains a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker in each particular case.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland 2015
5.0	Statutory Consultees Responses
	None
6.0	Non Statutory Consultees Responses
	None

7.0	Representations
7.1	The application has been advertised in the local press. No representations have been made.
8.0	Other Material Considerations
8.1	None
9.0	Any other supplementary guidance
9.1	None
10.0	Assessment
10.1	The site is located in an 'existing employment zone' designated in the quashed BMAP. It is whiteland in the draft BMAP. The site is in use as allotments and the proposals comprise minor changes to the existing community building which serves those allotments. The proposal is considered to be in compliance with the development plan.
10.2	The proposal is in keeping with the core planning principles set out in SPPS and supports good design and positive place making as stipulated in the SPPS.
10.3	<p>The application proposes upgrades to an existing community facility building which serves the allotments. External alterations to the existing elevations are proposed to provide new double doors on to an external teaching terrace and a new storage area with canopy is proposed adjacent to the lobby which will provide a clean down area.</p> <p>The principle of development and the use as a community building for the allotments is existing and the proposal will enhance the existing facility for the allotment users.</p> <p>The proposals are minor in nature and utilise materials that are sympathetic to the existing building. The scale and design of the proposals respect the host building and the surrounding area. The proposals will not impact on the amenity of the area and will provide enhanced facilities for the allotment users and protection at the front entrance to the building allowing boots to be cleaned and stored.</p> <p>The proposal improves amenity for those using the centre. It will have a positive impact on the centre and be of benefit to all who use it.</p>
11.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
12.0	Summary of Recommendation: Approval
13.0	<p>Conditions</p> <p>1. 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>

ANNEX	
Date Valid	4th September 2018
Date First Advertised	2nd November 2018
Date Last Advertised	2 nd November 2018
Drawing Numbers and Title	
Drawing No. 01 Type: Location Plan	
Drawing No. 02 Type: Existing Drawings	
Drawing No. 03 Type: Proposed Drawings	

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Case Officer Report

Site Location Plan

Development Management Officer Report Committee Application

Summary

Application ID: LA04/2018/2577/F	Date of Committee: 11 December 2018
Proposal: Full application for a public square to include; erection of boundary fences (2.2m & 1.1m high) & pedestrian gates gabion retaining walls and associated hard & soft landscaping.	Location: Pairc Lamh Dhearg 168 Upper Springfield Road Belfast BT17 0LZ.
Referral Route: Applicant in receipt of funding from Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Hannahstown Community Association 23 Hannahstown Hill Belfast BT17 0LT	Agent Name and Address: MWA Partnership Ltd. Landscape Architects. Parkway Studios 232-240 Belmont Road Belfast

Executive Summary:

Planning Permission is sought for environmental improvements to a 0.08-hectare space within the curtilage of the existing Gaelic football grounds to create a public meeting space enclosed by boundary fences.

The space is to be located on lands within the Lamh Dhearg Gaelic Grounds and set behind a palisade fence which bounds the Gaelic Athletic Club grounds frontage with the Upper Springfield Road. The lands are currently an area of grass and hardstanding and will share the access into the Club's grounds. On the other side of the access is a Children's play park. The space proposed will create a circular seating area around a central space with benches; hard and soft landscaping is proposed to create an attractive meeting place for the community.

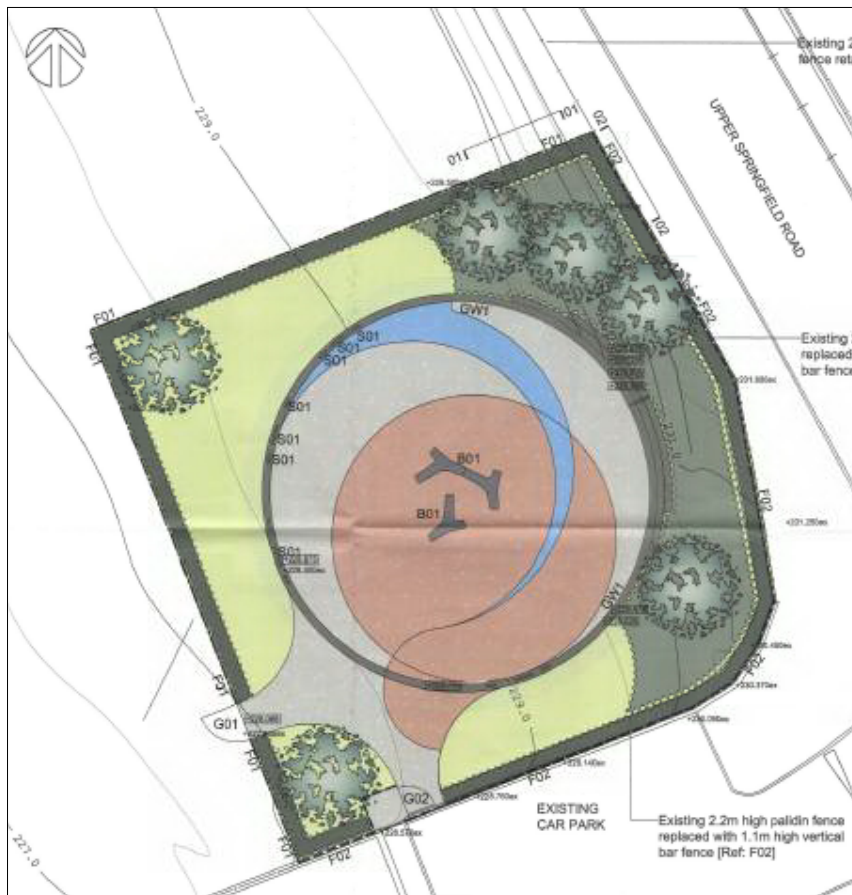
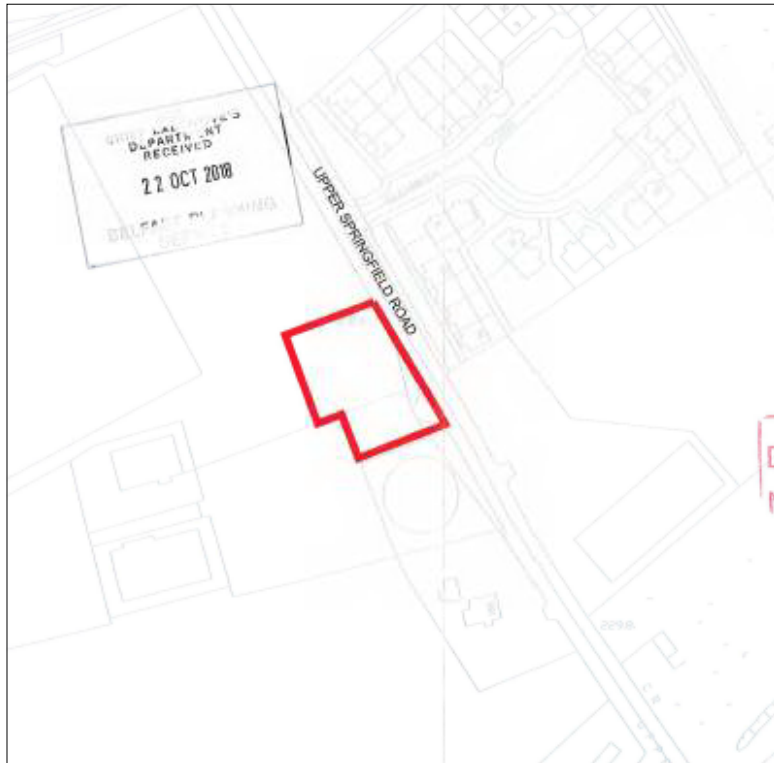
The key issues to be considered are:

- Principle of development;
- Local amenity
- Access, Parking, Transport

The principle of development and the proposed use as a recreational space for the community is existing in the wider sports grounds and the new meeting space will continue that community and recreational use without detrimental impact on residential amenity. The new space will soften an existing area of grass and hardstanding and create an attractive meeting space for the community. No representations have been received in relation to the application.

Recommendation

Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>Planning Permission is sought for environmental improvements to create a public meeting space within the grounds of the Gaelic football club. Circular hard landscaping will form a central circle which will be enclosed by seating in the form of gabion baskets creating an amphitheatre with seating benches in the centre. The central circle will be surrounded by soft landscaping and enclosed by boundary fences (2.2m and 1.1m in height) with pedestrian gates leading to the existing car park and surrounding lands.</p>
2.0	<p>Description of Site</p> <p>The site is located at Pairc Lámh Dhearg on lands at 168 Upper Springfield Road. The site is positioned to the front of the sports pitch and north of the clubs existing car park. It is set behind an existing paladin fence which separates the grounds from the Upper Springfield Road. A children's play park lies on the opposite side of the clubs access.</p> <p>The site faces residential dwellings across the road at Glenmeen Close.</p> <p>The immediate area is defined by residential development to the north east, a breakers yard to the east and a sports ground to the south-west all set within the wider countryside.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <ul style="list-style-type: none"> • S/2012/0008/F Lamh Dhearg CLG, Pairc Lamh Dhearg, Upper Springfield Road, BT17 0LZ, Proposed new children's play park and associated parking. PERMISSION GRANTED 24.01.2013 • S/2010/1054/F Pairc Lamh Dhearg, Upper Springfield Road, Belfast, BT17 0LZ, Proposed New 3G synthetic training surface 80x40m with perimeter fencing path and floodlighting. PERMISSION GRANTED 11.03.2011 • S/2008/1198/F Pairc Lamh Dhearg, Upper Springfield Road, Belfast, BT17 0LU. Construction of new 3G Pitch. PERMISSION GRANTED 24.09.2009 • S/1991/0174 Lamh Dhearg G A C Hannahstown Belfast Covered Stand to Recreation Pitch PERMISSION GRANTED
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	<p>(Draft) Belfast Metropolitan Area Plan 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	<p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 8 - Open Space, Sport and Outdoor Recreation</p> <p>Planning Policy Statement 21- Sustainable Development in the Countryside</p>

5.0	Statutory Consultees Responses
5.1	Transport NI – No Objection
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press and no representations have been received
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Principle of development; - Local amenity - Access, Parking, Transport
9.3	<p>Principle of Development</p> <p>The local plan shows the application site is within the countryside in an area of high scenic value. As such the policy provisions of PPS 21 Sustainable Development in the Countryside apply. Policy CTY 1 states that there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. This includes, amongst others, outdoor sport and recreational uses in accordance with PPS 8 or a necessary community facility to serve the local rural population. The development proposed is considered to fall across both categories as it is adjacent to a sports ground and play park and will complement the recreational and sporting provision which these existing facilities provide to the local community. The provisions of PPS 8 also fall to be considered. Policy OS 1 of PPS 8 states that development resulting in the loss of existing open space or land zoned for the provision of open space is not permitted, irrespective of its physical condition and appearance. However, an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space. The application site is within the main sports club's existing recreational grounds; the proposal will retain the use of the land as recreation, enhancing it and providing local amenity in the form of seating areas and landscaped green space. Therefore, the development preserves and enhances the local amenity provided by the existing open space, and will provide community benefits.</p>
9.4	The proposal complies with Policy OS 1 of PPS 8 and policy CTY 1 of PPS 21.
9.5	The principle of development of this recreational space for use by the local community is considered acceptable.
9.6	<p>Local Amenity</p> <p>With regard to visual amenity Paragraphs 4.23 – 4.30 within the SPPS relate to good design. Paragraph 4.26 states that particular weight should be given to the impact of development on the character of areas recognised for their landscape value.</p>
9.7	The application is within an area designated as being of high scenic value. The proposal is considered to be of good design providing quality landscaping and public amenity space. The proposal is not unduly prominent within the context of the surrounding area, and is complimentary to the existing sports ground and children's play park.
9.8	Overall, the application is considered to conform to the good design principles contained within

<p>9.9</p> <p>9.10</p>	<p>the SPPS.</p> <p>No representations from neighbours have been received. The proposal incorporates a relatively small area of 0.08 hectares within the wider recreational grounds. There are houses located across the road at Glenmeen Close however given the 30m separation distance and intervening road it is not considered that the proposal will have any detrimental impact on its neighbours. The new space will be publicly accessible and will be used during day time hours by visitors to the play park and sports grounds.</p> <p>Access, Parking, Transport</p> <p>The public space will utilise the Gaelic football clubs existing access and car park off the Upper Springfield Road which is also used by visitors to the children's play park. Two pedestrian gates will provide access into the space from the wider grounds. The improved space will be utilised by existing visitors to the sports ground and play park and will not generate any additional traffic. The proposal will provide a quality space for the existing community and as such the existing access and car park are considered adequate. Transport NI have been consulted and have no objection to the development proposal.</p>
<p>10.0</p>	<p>Summary of Recommendation:</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions listed in Section 11 of the report with the final wording of conditions to be agreed</p>
<p>11.0</p>	<p>Conditions</p> <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p>

ANNEX	
Date Valid	22nd October 2018
Date First Advertised	9th November 2018
Date Last Advertised	9 th November 2018
Details of Neighbour Notification (all addresses) The Owner/Occupier, 33 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA, The Owner/Occupier, 34 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA, The Owner/Occupier, 35 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA, The Owner/Occupier, 36 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA,	
Date of Last Neighbour Notification	9th November 2018
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Location Plan</p> <p>Drawing No. 02 Type: Landscape Proposals</p> <p>Drawing No. 03 Type: Seating Detail</p>	