

Committee Application

Development Management Report	
Committee Date: Tuesday 17 May 2022	Application ID: LA04/2021/1769/F
Proposal: Environmental improvements to include rationalisation of 3 no. car spaces in the courtyard car park to provide multiple seating opportunities; table tennis; a new surface level pedestrian linkage between FinTrU buildings and ancillary development. The existing service plant structures will be consolidated and 'wrapped' in matte black charred timber with a flat Sedum Green Roof System fitted to span the new section of storage created. This storage will encompass a 14 bike rack. Two new Electric Vehicle (EV) charging points and landscaping to supplement existing beds.	Location: FinTrU House 1 Cromac Avenue The Gasworks Belfast
Referral Route: Presented to Planning Committee - BCC interest in land	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Sharon McGregor FinTru House 1 Cromac House Belfast	Agent Name and Address: Paul Hogarth Company 5 Ravenhill Road Belfast BT6 8DN
Executive Summary The application seeks full planning permission for environmental improvements, reconfiguration of car parking space resulting in the loss of three spaces. New pedestrian pathway, re-cladding of service plant area, provision of cycle storage area, provision of two electric charge points, seating and planter boxes and a table tennis area. The main issues to be considered in this case are: <ul style="list-style-type: none"> • Principle of development • Impact on surrounding character • Impact on environmental issues • Impact on Parking and Road safety • Impact on adjacent listed building The application was neighbour notified and advertised in the local press, no third-party comments have been received. The proposal is for environmental improvements which overall will upgrade a number of elements and improve the environmental quality of the area. Consultees BCC Environmental Health Service, Historic Environment Division (HED) and DFI Roads were consulted and are content with the proposal subject to planning conditions.	

The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP (both versions) & PPS3.

Recommendation:

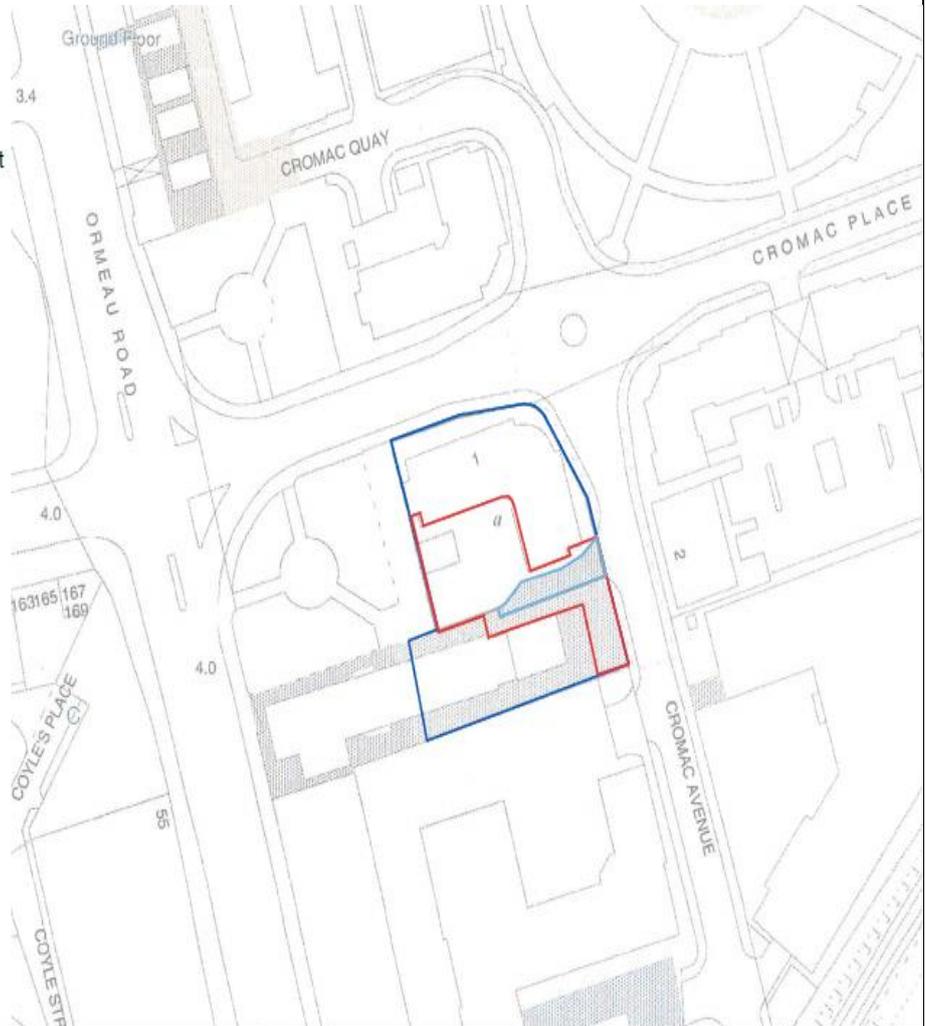
Having regard to the policy context and all other material considerations, the proposal is considered acceptable and is recommended for approval subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise conditions.

Case Officer Report

Site Location Plan:

-  Site Location Plan
-  Land Controlled by Applicant
-  Right of Way

N.B. This is a right of way in favour of the lessee of the adjoining premises (Meter House and Exhauster House) to access the roadway coloured light blue with or without vehicles.

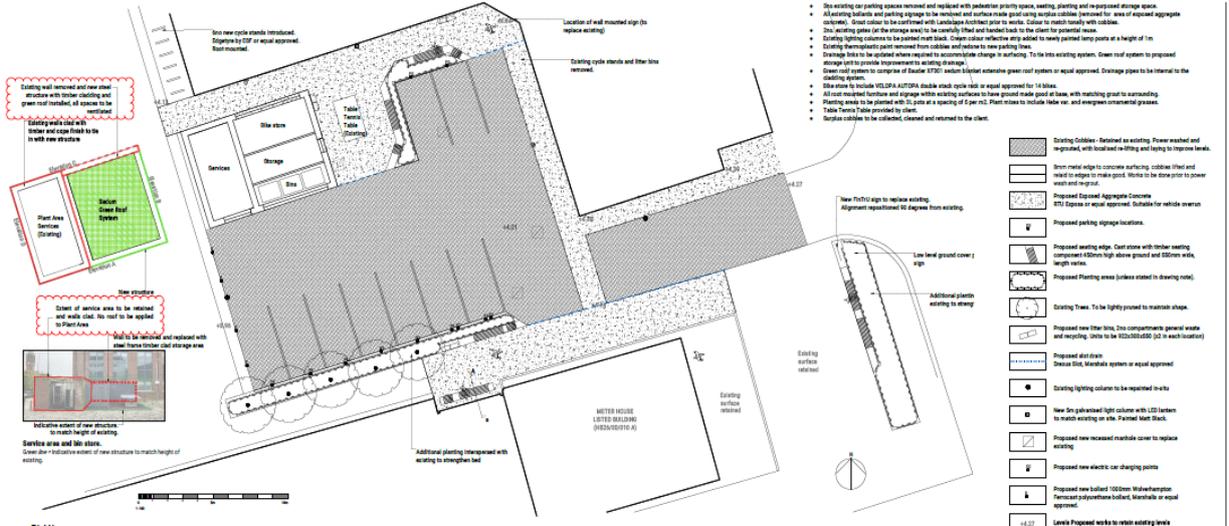


Existing Plan

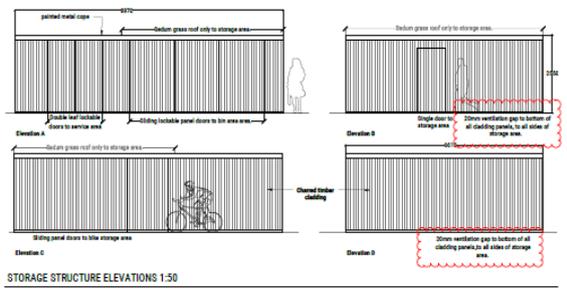


Client	FinTru
Project	FinTru Landscape Works
Location	FinTru Entrance Sign
Date	10/04/2024
Scale	1:50
Author	J. O'Connell
Check	J. O'Connell
Drawn	J. O'Connell
Project No.	24/001
Client Ref.	FinTru
Project Name	FinTru Landscape Works
Project Location	FinTru Entrance Sign
Project Status	10/04/2024

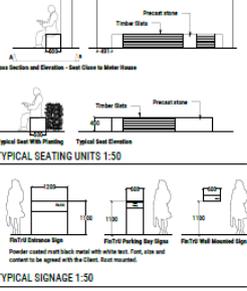
PROPOSED PLAN



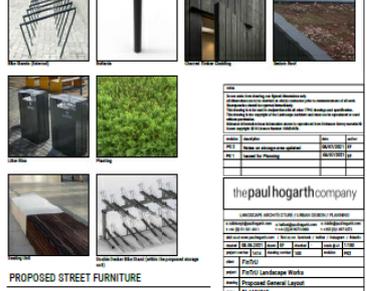
PLAN



STORAGE STRUCTURE ELEVATIONS 1:50



TYPICAL SIGNAGE 1:50



PROPOSED STREET FURNITURE

Client	FinTru
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Author	J. O'Connell
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Project Name	FinTru Landscape Works
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Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Environmental improvements to include rationalisation of 3 no. car spaces in the courtyard car park to provide multiple seating opportunities; table tennis; a new surface level pedestrian linkage between FinTrU buildings and ancillary development. The existing service plant structures will be consolidated and 'wrapped' in matte black charred timber with a flat Sedum Green Roof System fitted to span the new section of storage created. This storage will encompass a rack for 14 bike. Two new Electric Vehicle (EV) charging points will be introduced and additional landscaping to supplement existing beds.
2.0	Description of Site and Area
2.1	The site is an open area space area containing planted beds, pathways and car parking spaces within the redeveloped Gas Works site now used to accommodate office suites. The site is located between a new build office and a listed building that was associated with the previous gas works use of the site. The surrounding character is one of commercial use with large office blocks and hotel within the confines of the old gas works site.
Planning Assessment of Policy and Other Material Considerations	
3.0	Site History
3.1	Numerous applications on site relating to the commercial redevelopment of the old gas works site - none are of particular relevance to the proposal.
4.0	Policy Framework
4.1	Regional Development Strategy
4.2	Belfast Urban Area Plan 2001
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Draft Belfast Metropolitan Plan 2015 (published 2004) (dBMAP 2004)
4.5	Draft Belfast Metropolitan Area Plan 2015 (published 2014) (dBMAP 2015)
4.6	Planning Policy Statement 3: Access, Movement and Parking
5.0	Statutory Consultees
5.1	DFI Roads – offered no objection to the proposal
5.2	Historic environment Division – offered no objection to the proposal
6.0	Non Statutory Consultees
6.1	Environmental Health – No objection subject to condition relating to potential contamination concerns given prior gas works use of the site
7.0	Representations
7.1	The proposal was advertised in the local press and forty-nine neighbouring properties notified, to date the Council has received no third-party comments.
8.0	Assessment

8.1	<p>Principle of development: The propose site is within the existing development limits for the City, the site is within land previously developed as the City supply and storage facility and more recently has been converted to office accommodation complex. The principle of development is therefore established on site. The SPPS advises that planning permission ought to be granted for development that accords with the area plan and causes no significant harm to areas of acknowledged importance.</p>
8.2	<p>Impact on surrounding character: The proposal is for minor works to the outdoor area surrounding an existing office block to improve the outdoor environment. These works will result in the loss of three car parking spaces to allow a multi seating area, a recreation area, applicant indicates for table tennis. The proposal will also introduce a new pathway to facilitate pedestrian movement around the site providing better connectivity. The proposal will see the service plant structures being consolidated and additional storage space for cycle parking created which will be enclosed by charred timber and a green roof structure. The proposal also includes the introduction of two charging points for electric vehicles. The proposal also includes bedding planters which will contribute to softening with surrounding area.</p>
8.3	<p>Impact on environmental issues: Planning Service consulted BCC environmental Health on the proposal, having received a ground contamination report and additional details of planter etc. offered no objection to the proposal.</p>
8.4	<p>Impact on parking: DfI Roads Service was consulted on the proposal given the loss of three car parking spaces. DfI have indicated that the proposal is acceptable and offered no objection. The loss of three spaces and the replacement with 14 cycle storage spaces follows current trend to reduce reliance on the car and providing means to encourage more sustainable forms of transport. The proposal therefore will not result in any significant issue regarding parking and traffic flow.</p>
8.5	<p>Impact on adjacent listed buildings: The site is close to the original gas works building which is currently listed. Section 91 of the Planning Act NI 2011 requires that consideration is given to potential impacts development may have on the setting for a list building. In this regards the Council sought the advice of Historic Environment Division (HED). Both Listed Buildings and Listed Monuments section of HED have advised that the proposal will have no impact on the listed building or monuments.</p>
8.6	<p>Conclusion: The proposal provides environmental improvements within an area of the site. It will also encourages sustainable transport with the provision of cycle parking and electric charge points. The seating and recreation space will provide a better standard of work environment within the site area. The proposal is acceptable complying with planning policy and guidance and satisfying consultees areas of control.</p>
9.0	<p>Summary of Recommendation – Approval</p>
9.1	<p>Having regard to the policy context and other material considerations above, the proposal is acceptable, and it is recommended that planning permission is granted</p>

	subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise conditions.
10.0	<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>2. Prior to the operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the City Council. This report must demonstrate that the remediation measures outlined in the McCloy Consulting Ltd report entitled 'Preliminary Risk Assessment, FinTrU House, The Gasworks, M03218-01_ENV00, February 2022', and as clarified by the Paul Hogarth Company drawings entitled "Typical Planter Detail" (Project number: 1414, Drawing number: 904, Revision: P01) and "Proposed General Layout" (Project number: 1414, Drawing number: 100, Revision: P02), have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance. In particular, this Verification Report must demonstrate that:</p> <p>a) A minimum of 500mm of clean imported soils (demonstrably suitable for a commercial use) have been emplaced in all planting beds.</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>3. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the City Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the City Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>

ANNEX	
Valid	14 th July 2021
Date First Advertised	13 th August 2021
Date Last Advertised	
Date of Last Neighbour Notification	15/09/2021
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
01 – Site Location Plan	
20 Typical Planter Detail	
21 Proposed General Layout	
Notification to Department (if relevant) – N/A	
Elected Representatives: N/A	