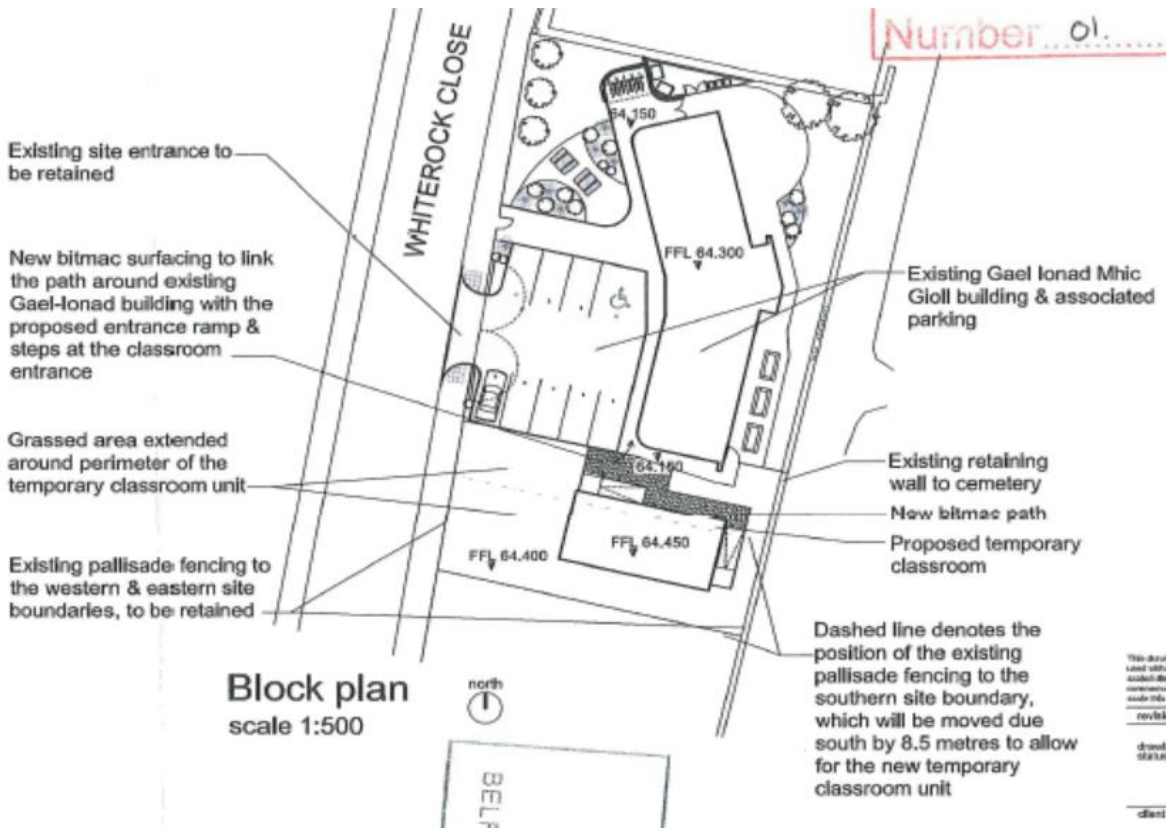


Development Management Officer Report Committee Application

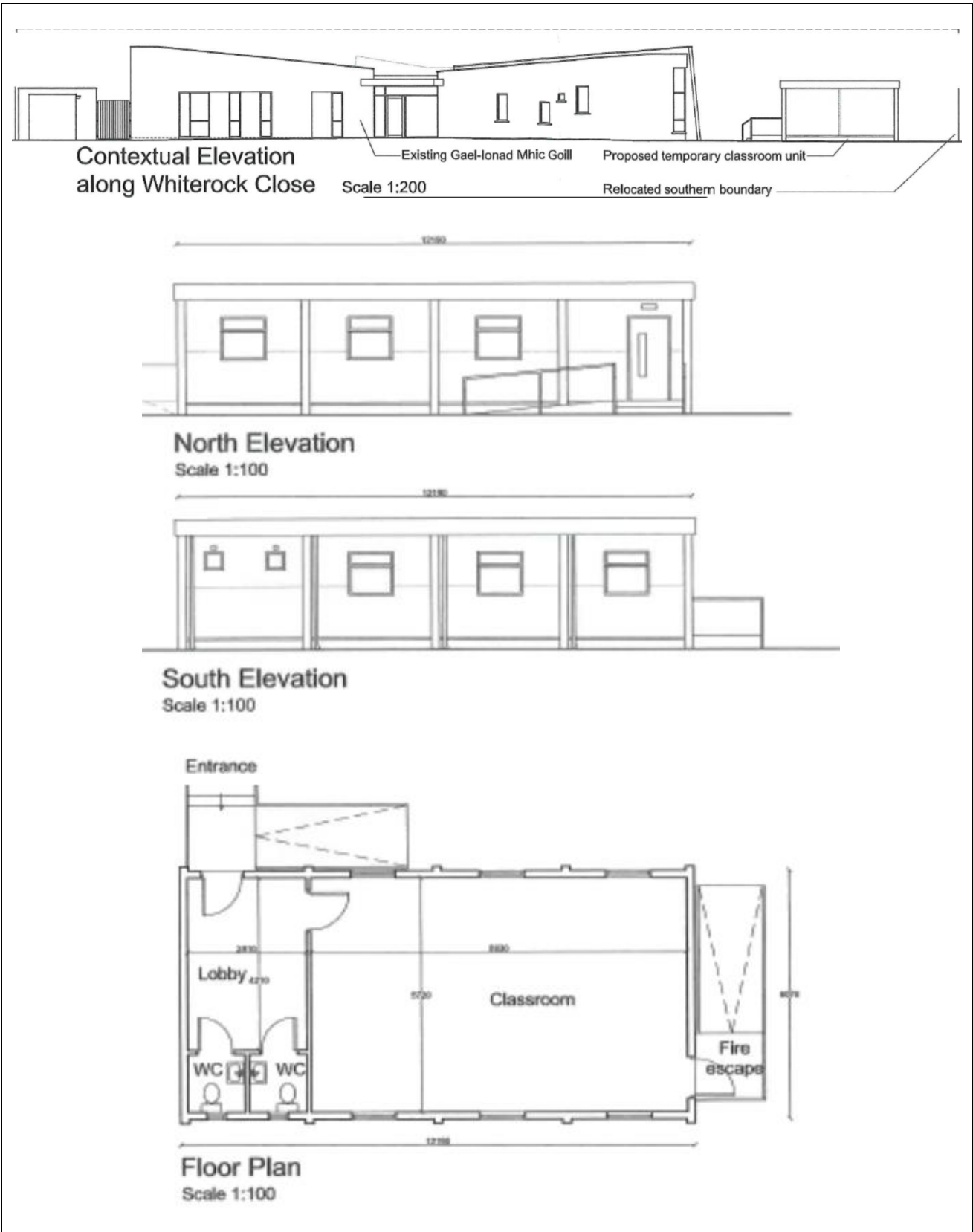
Summary	
Committee Meeting Date: Tuesday 17 May 2022	Application ID: LA04/2021/2577/F
Proposal: Detached modular temporary classroom and toilet unit to the south of the existing community facility. Existing southern fenced boundary moved due south by 8.5 metres.	Location: Gael-Ionard Mhic Goill 4 Whiterock Close Belfast BT12 7RJ
Referral Route: Belfast City Council Interest	
Recommendation: Approval	
Applicant Name and Address: Gael-Ionard Mhic Goill 4 Whiterock Close Belfast BT12 7RJ	Agent Name and Address: McCartan Muldoon Architects 22A Lisburn Street Hillsborough BT26 6AB
<p>Executive Summary:</p> <p>This application seeks full planning permission for a modular temporary classroom unit to the south of the existing community facility. The unit will have a footprint of 12m by 6m. It will be 3.1m in height with a flat roof. The existing southern fenced boundary will be moved south by 8.5 metres to accommodate the unit.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The design and appearance of the proposal • Open Space and Landscape Designations • Access and Movement <p>Consultees DfI Roads, NI Electricity and BCC Environmental Health offered no objections to the proposal.</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



PLANS AND ELEVATIONS



Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Detached modular temporary classroom and toilet unit to the south of the existing community facility. Existing southern fenced boundary moved due south by 8.5 metres.
2.0	Description of Site
2.1	The site is located at the Glór na móna centre in west Belfast. The site contains an existing single storey building with associated car parking. There are grassed areas adjacent to all sides of the building. There is a fenced off area of vacant, open space immediately to the south. The Whiterock Leisure Centre is to the south west, there is a playground to the west and the City Cemetery is to the east. The site is within BT 99 Milltown Urban Landscape Wedge, as designated in BMAP (2004).
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
	Z/2014/1741/F Lands 50 metres due south of 2 Whiterock Close. Change of design from that previously approved under application reference Z/2013/1075/F to provide a new single storey Irish language and youth community centre. Permission Granted
	Z/2013/1075/F Lands to East of Whiterock Close, North of Whiterock Leisure Centre, West of Belfast cemetery. New construction timber framed, modular building for Irish Language Youth Centre, 2 storeys. Permission Granted
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland
4.2	SPPS, Planning Policy Statements: Strategic Planning Policy Statements for NI (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005) Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation
5.0	Statutory Consultees Responses
5.1	DfI Roads – No objection.
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection.
6.2	Northern Ireland Electricity – No objection.
7.0	Representations
7.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
8.0	Assessment
8.1	The main issues to be considered are: <ul style="list-style-type: none"> • The design and appearance of the proposal • Open Space and Landscape Designations

	<ul style="list-style-type: none"> • Access and Movement
8.2	The design and appearance of the proposal
8.3	The southern boundary of the Community Centre site is bounded by a 1.8m high palisade fence. This fence will be moved 8.5m south and the extended site will incorporate a section of overgrown wasteland. This is where the modular unit will be located. The unit will have a footprint of 12m by 6m. It will be 3.1m in height with a flat roof. There will be a door, a series of windows and a ramp on the north elevation, windows on the south elevation and a fire escape door and ramp on the east elevation.
8.4	A grassed area will be extended around the perimeter of the unit. A new bitmac path will connect the existing carpark to the northern elevation of the unit.
8.5	It is considered that the form and scale of the proposal is not unduly prominent or detracting from the character of the area. The classroom is set back from the public road to the side of the main building.
8.6	It is not considered that the proposal will cause demonstrable harm on the character and appearance of the surrounding area. They will be adjacent to the existing Community Centre, and will use the existing access to the site. The modular unit will be visible on approach along Whiterock Close from the north. However, the unit will be set back from the road. The unit will not appear as uncommon in the context of the existing Community Centre. Due to large separation distances from residential dwellings the unit will not be visible from dwellings.
8.7	Open Space and Landscape Designations
8.8	Policy OS 1 (Protection of Open Space) of PPS 8 (Open Space, Sport and Outdoor Recreation) protects against the loss of existing open space. Whilst the proposal will be on overgrown open space, it is currently derelict and fenced off. there is a presumption however in favour of its retention, an exception will be permitted where redevelopment will bring substantial community benefits that outweigh its loss. The application has advised that the proposal is for an overspill classroom facility as the current facility is at capacity due to a combination of increased membership numbers and covid restrictions. The accommodation is essential to let Irish Language Classes and Youth group practices to continue. The group have proposals for a larger premises however funding is yet to be secured therefore this is temporary and will be replaced. The proposed development will extend a grassed area and there will be an increase in usable open space. It will bring a community benefit and is temporary in nature; it is considered on balance that the proposal is generally compliant with PPS8.
8.9	The site is within the Milltown Urban Landscape Wedge. This designation protects valuable open areas and prevents the merger of different urban communities. The proposal suitably integrates and is small in scale. It does not affect views into the site to a large degree and will not have a detrimental impact on the integrity of the wedge.
8.10	Access and Movement PPS 3 sets out policies to ensure that any new development does not create a traffic hazard. The proposal will utilise the existing access and parking associated with the existing Community Centre. The proposal complies with PPS3. In-curtilage parking is not affected by the proposal. DfI Roads were consulted and had no objections to the proposal.

8.11	<p>Consultations</p> <p>DfI Roads, BCC Environmental Health and NI Electricity were consulted and offered no objections.</p>
8.12	<p>Conclusion</p>
8.13	<p>The applicant is seeking temporary permission for the mobile classroom for 4/5 years. It is considered on balance that the mobile classroom is acceptable subject to a time limited condition requiring removal after 3 years and reinstatement of the land to its previous condition.</p>
8.14	<p>Considering the value of the proposal in terms of community benefit and how the proposal complies with policy, approval is recommended.</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 considered acceptable and planning permission is recommended.</p>
10.0	<p>Conditions</p> <p>1. The approval is temporary for a period of 36 months from the date of this decision notice. All works must be removed and the site reverted to its original condition after this period.</p> <p>Reason: To enable the Council to consider the development in the light of circumstances then prevailing.</p> <p>Informatives</p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm.</p>

ANNEX	
Date Valid	2 nd November 2021
Date First Advertised	26 th November 2021
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, Apartment 1,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 10,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 11,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 12,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 13,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 14,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 15,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 16,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 17,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, 1 Apartment 18,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 2,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 3,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 4,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p> <p>The Owner/Occupier, Apartment 5,2 Whiterock Close,Belfast,Antrim,BT12 7FE</p>	

The Owner/Occupier, Apartment 6,2 Whiterock Close,Belfast,Antrim,BT12 7FE	
The Owner/Occupier, Apartment 7,2 Whiterock Close,Belfast,Antrim,BT12 7FE	
The Owner/Occupier, Apartment 8,2 Whiterock Close,Belfast,Antrim,BT12 7FE	
The Owner/Occupier, Apartment 9,2 Whiterock Close,Belfast,Antrim,BT12 7FE	
Date of Last Neighbour Notification	8 th December 2021
Date of EIA Determination	
ES Requested	No
Planning History	
<p>Ref ID: Z/2014/1741/F Proposal: Change of design from that previously approved under application reference Z/2013/1075/F to provide a new single storey Irish language and youth community centre. Address: Lands 50 metres due south of 2 Whiterock Close. Decision: Permission Granted Decision Date: 29 May 2015</p> <p>Ref ID: Z/2013/1075/F Proposal: New construction timber framed, modular building for Irish Language Youth Centre, 2 storeys. Address: Lands to East of Whiterock Close, North of Whiterock Leisure Centre, West of Belfast cemetery. Decision: Permission Granted Decision Date: 24 January 2014</p>	
Summary of Consultee Responses	
<p>Dfl Roads – no objection BCC Environmental Health – no objection Northern Ireland Electricity – no objection</p>	
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Site Location Plan Status: Submitted</p> <p>Drawing No. 02 Type: Existing and Proposed Floor Plans Status: Submitted</p>	

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: