

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19/12/22	Item Number:
Application ID: LA04/2022/0876/F	Target Date:
Proposal: Proposed upgrade of existing footways	Location: Footpaths along Donegall Road, Broadway, A12 Westlink and Grosvenor Road, Belfast
Referral Route: Belfast City Council application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Physical Programmes Department 9 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: McAdam Design 1C Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
<p>Executive Summary:</p> <p>The application seeks full planning permission for the proposed upgrade of existing footpaths.</p> <p>The key issues are as follows:</p> <ul style="list-style-type: none"> - Design - Access and Movement - Impact on Listed Buildings <p>The site is located on footpaths along Donegall Road, Broadway, Westlink and Grosvenor Road.</p> <p>The proposal has been assessed against the Strategic Planning Policy Statement, BUAP (2001), draft BMAP(2004 and 2015 versions), PPS3 (Access, Movement and Parking) and PPS 6 (Planning, Archaeology and the Built Heritage).</p> <p>DFI Roads and Historic Environment Division were consulted in relation to the proposal and have offered no objections.</p> <p>Recommendation: Approval</p> <p>It is recommended that the application is approved and it is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Case Officer Report

Site Location Plan

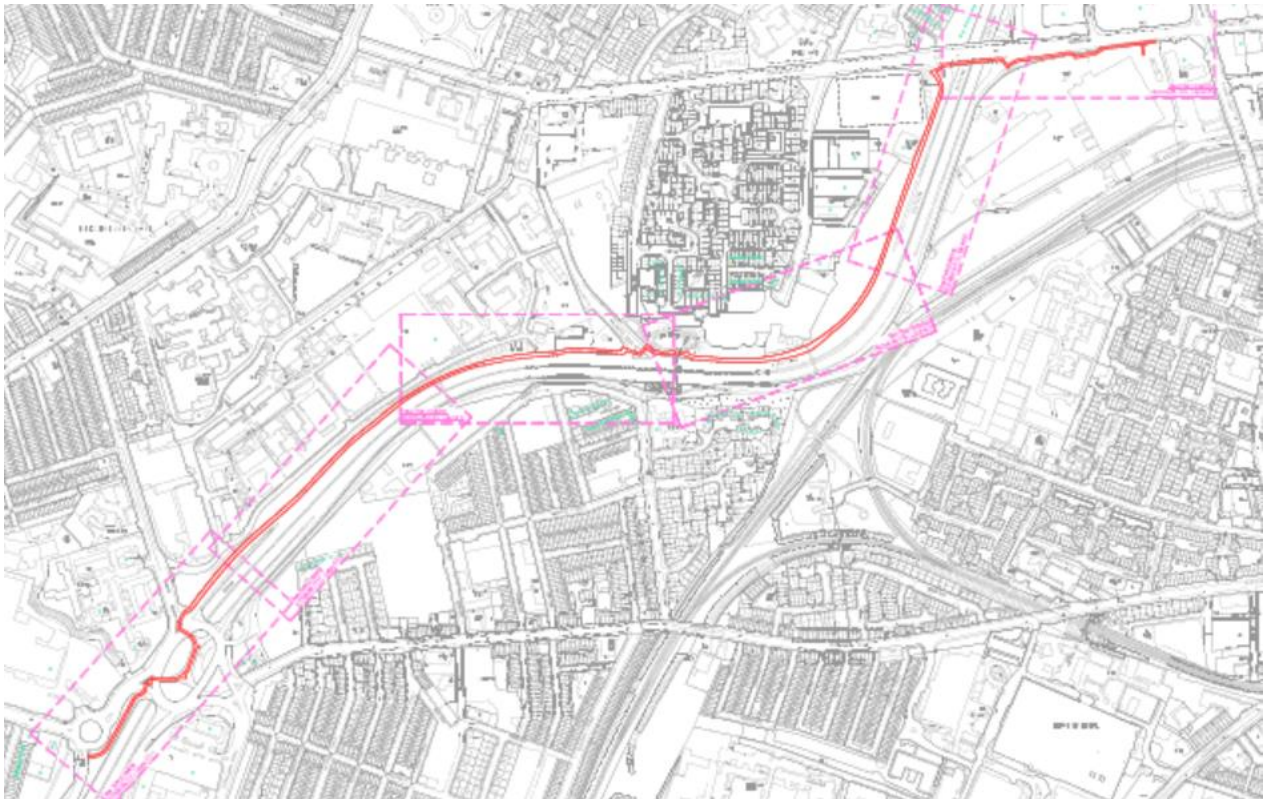


Figure 1: Site Location Map



Figure 2: Example Image – Thermoplastic Waymarker



Figure 3: Proposed Thermoplastic Waymarker

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Proposed upgrade of existing footways
2.0	Description of Site
2.1	The site is located on the footpath that runs alongside the A12 Westlink from Donegall Road and Broadway to Grosvenor Road. The stretch of footpath which makes up the site measures approximately 1.9km in length.
Planning Assessment of Policy and other Material Considerations	
3.0	Relevant Site History
3.1	None Relevant
4.0	Policy Framework
4.1	Strategic Planning Policy Statement
4.2	Belfast Urban Area Plan 2001
4.3	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 (both 2004 and 2015 versions) 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.
4.4	Belfast Local Development Plan Draft Plan Strategy 2035 The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.
4.5	Planning Policy Statement 3: Access, Movement and Parking
4.6	Planning Policy Statement 6: Planning, Archaeology and the Built Heritage
5.0	Consultations:

5.1	Statutory Consultee Responses
5.1.1	DFI Roads – no objection
5.1.2	HED – no objection
5.2	Non-Statutory Consultee Responses
5.2.1	None
6.0	Representations
6.1	The application was neighbour notified and advertised in the local press and no objections have been received.
7.0	Assessment
7.1	The key issues are as follows: <ul style="list-style-type: none"> • Design • Access, Movement and Parking • Impact on nearby Listed Buildings
7.2	<u>Principle of development</u> The proposal seeks permission for the upgrade of footpaths along Donegall Road, Broadway, A12 Westlink and Grosvenor Road, Belfast. The proposal includes the addition of 2 types of Thermoplastic Waymarker (example shown in figure 2 above, actual images shown at figure 3) located at different locations along the site. The waymarker will be in 2 sizes, 1000mm and 500mm. The proposal also includes information panels (2.4m in height), information panels with finger boards (approximately 3m in height) and finger posts.
7.3	<u>SPPS</u> The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9.
7.4	The proposed development accords with the core planning principles of the SPPS, in that the upgrade works will contribute to improved health and wellbeing, creation and enhancement of shared space and supporting good design / positive place making.
7.5	<u>Impact on Character</u> There is not considered to be any detrimental impact on the character or appearance of the site or surrounding area as a result of the proposal.
7.6	<u>Access and Movement</u> The proposed development results in enhanced access from the city centre to Forth Meadow Community Greenway and provides information to users of the footpaths. DFI Roads were consulted on the proposal and are content, with no conditions.
7.7	<u>Impact on Nearby Listed Buildings</u> HED were consulted due to the location of listed buildings adjacent to the site boundary line. HED (Historic Buildings) considered the effects of the proposal on the setting of Blythfield Primary School (ref. HB26/29/037) (Grade B+) which is of special architectural or historic interest as set out in Section 80, of the Planning Act (NI) 2011. The consultation

7.8	<p>response states that “on the basis of the information provided under the policy requirements of the SPPS (NI) and Policy BH11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS 6), HED advises that it considers the proposal is sufficiently removed in scale and situation from the listed building as to have no impact.”</p> <p><u>Impact on Archaeology</u> HED (Historic Monuments) have assessed the application and, due to its scale and nature, is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.</p>
8.0	<p>Conclusion</p>
8.1	<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. It is requested that delegated authority is given to the Director of Place and Economy to finalise the planning conditions.</p>
9.0	<p>Conditions:</p>
9.1	<p>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	12th April 2022
Date First Advertised	20th May 2022
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Monarch Parade,Belfast,Antrim,BT12 6GU</p> <p>The Owner/Occupier, 1 Monarch Parade,Belfast,Antrim,BT12 6GU</p> <p>The Owner/Occupier, 10 Connaught Street,Belfast,Antrim,BT12 6GB</p> <p>The Owner/Occupier, 10 Iverna Close,Belfast,Antrim,BT12 5QQ</p> <p>The Owner/Occupier, 101,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 102,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 103,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 104,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 105,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 106,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 107,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 108,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 11 Monarch Parade,Belfast,Antrim,BT12 6GU</p> <p>The Owner/Occupier, 11 Monarch Parade,Belfast,Antrim,BT12 6GU</p> <p>The Owner/Occupier, 11,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 111,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 112,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 113,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 114,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p> <p>The Owner/Occupier, 115,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG</p>	

The Owner/Occupier,
116,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG
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117,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG
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118,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG
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11a ,Riverside Way,Belfast,Antrim,BT12 5RH
The Owner/Occupier,
12 Connaught Street,Belfast,Antrim,BT12 6GB
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12 Iverna Close,Belfast,Antrim,BT12 5QQ
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12,Broadway Tower,Broadway,Belfast,Antrim,BT12 6AS
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14 Iverna Close,Belfast,Antrim,BT12 5QQ
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16 Iverna Close,Belfast,Antrim,BT12 5QQ
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16,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG

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162 Grosvenor Road,Belfast,Antrim,BT12 5AT
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17 Monarch Parade,Belfast,Antrim,BT12 6GU
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3b ,Broadway Industrial Estate,Belfast,Antrim,BT12 6NZ
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88,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG
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8a ,Albert Street,Citylink Business Park,Belfast,Antrim,BT12 4HQ
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9 Monarch Parade,Belfast,Antrim,BT12 6GU
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9 Monarch Parade,Belfast,Antrim,BT12 6GU
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90-92 ,Grosvenor Road,Belfast,Antrim,BT12 5AX
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90-92 ,Grosvenor Road,Belfast,Antrim,BT12 5AX
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90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
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90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX
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97,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG
The Owner/Occupier,
98,Broadway Tower,Broadway,Belfast,Antrim,BT12 6HG

The Owner/Occupier,
Ambulance Station,Medical Records Building,274 Grosvenor Road,Belfast,Antrim,BT12 6BA

The Owner/Occupier,
Building 3,92 Grosvenor Road,Belfast,Antrim,BT12 5AX

The Owner/Occupier,
Maldon Street,Broadway Industrial Estate,Belfast,Antrim,BT12 6HE

The Owner/Occupier,
Medical Records Building,274 Grosvenor Road,Belfast,Antrim,BT12 6BA

The Owner/Occupier,
Milner Street,Belfast,Antrim,BT12 6GE

The Owner/Occupier,
Unit 1,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

The Owner/Occupier,
Unit 10,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

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Unit 11,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

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Unit 12,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

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Unit 15,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

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Unit 20,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

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Unit 7,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

The Owner/Occupier,
Unit 8,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

The Owner/Occupier,
Unit 9,90-92 Building 1,Grosvenor Road,Belfast,Antrim,BT12 5AX

Date of Last Neighbour Notification	3rd August 2022
Date of EIA Determination	
ES Requested	No

Planning History

None Relevant

Drawing Numbers and Title

01A – site location plan

02 - site layout plan

03 - proposed elevations plan

04A - Section 5 General Layout - Sheet 1

05 - Section 5 General Layout - Sheet 2

06 - Section 5 General Layout - Sheet 3

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: