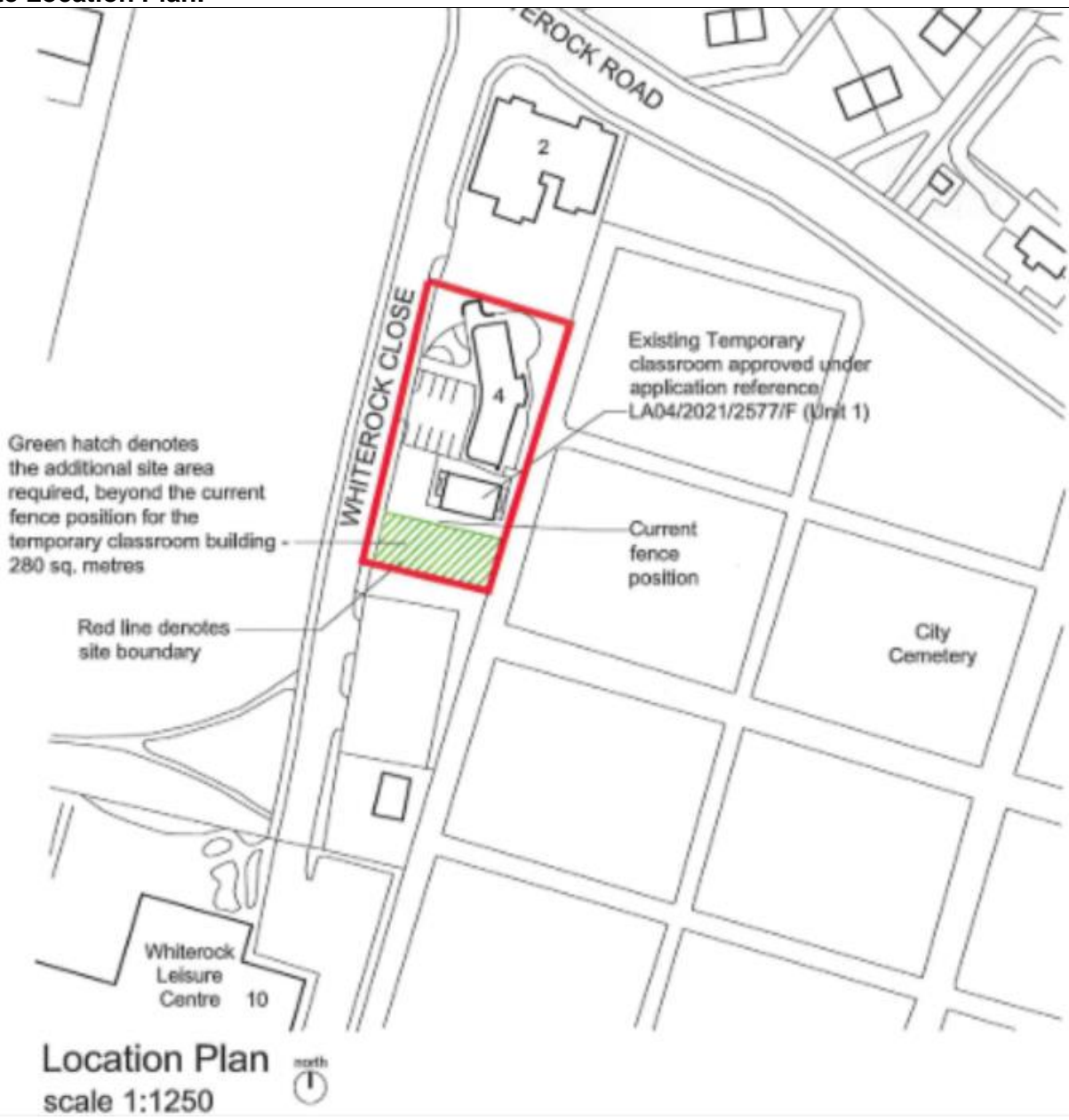


Development Management Officer Report Committee Application

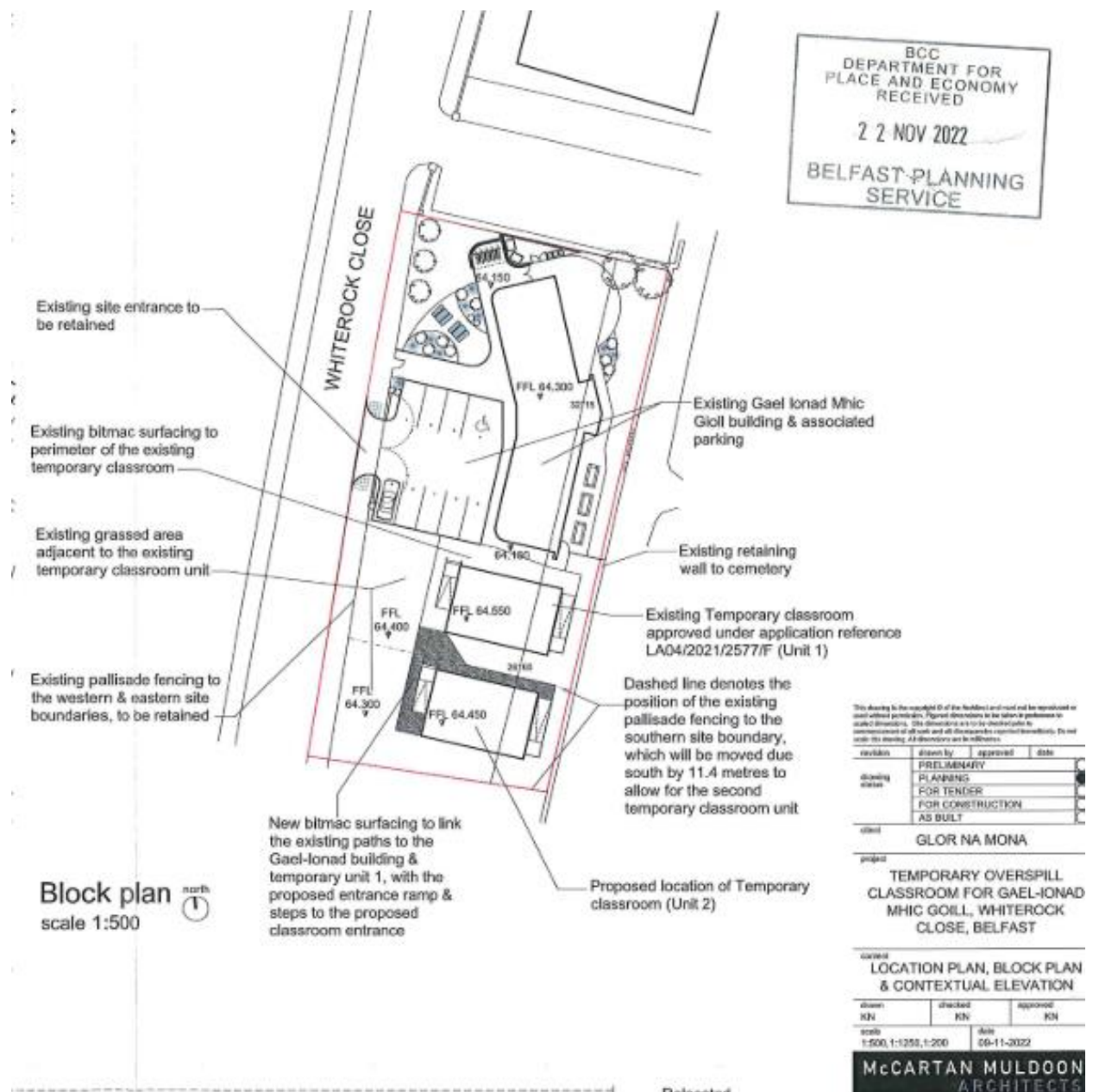
Summary	
Committee Meeting Date: 14 th March 2023	
Application ID: LA04/2022/2137/F	
Proposal: Proposed detached modular temporary classroom and toilet unit with ramp for access at Gael-Ionad Mhic Goiland. Relocation of existing temporary classroom (ref LA04/2021/2577/F) and existing palisade fencing on boundary moved 10.5m south to facilitate the new temporary unit.	Location: Glor Na Mona, 4 Whiterock Close, Ballymurphy, Belfast, Antrim, BY12 7RG
Referral Route: Council owned land which Gael-Ionad Mhic Goiland lease from Belfast City Council (3.8.5 (d)).	
Recommendation:	Approval
Applicant Name and Address: Rory Byrne Modern Tyres Carnbane Industrial Estate Newry BT35 6QJ	Agent Name and Address: Gary Design Limited 5 Edward Street Newry BT35 6AN
Executive Summary: This application seeks full planning permission for a detached modular temporary classroom and toilet unit with ramp for access at Gael-Ionad Mhic Goiland. Relocation of existing temporary classroom (ref LA04/2021/2577/F) and existing palisade fencing on boundary moved 10.5m south to facilitate the new temporary unit. 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 • Access and Movement Recommendation: Having regard to the development plan. Regional planning policy and associated guidance, it is recommended that this application is approved.	

Case Officer Report

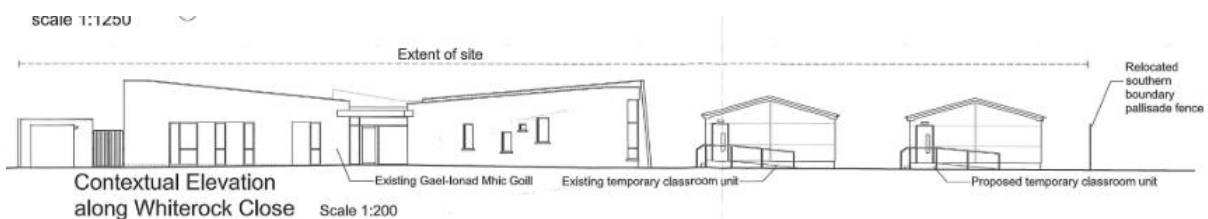
Site Location Plan:



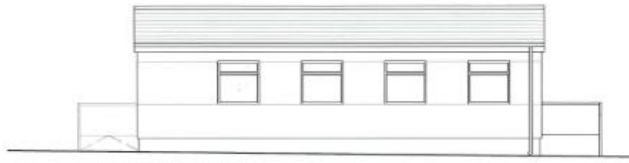
Proposed site plan:



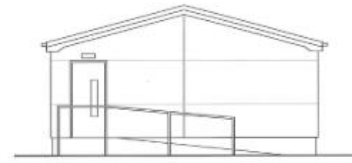
Proposed contextual elevation:



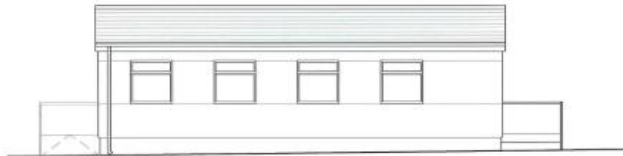
Proposed elevations:



South Elevation
Scale 1:100



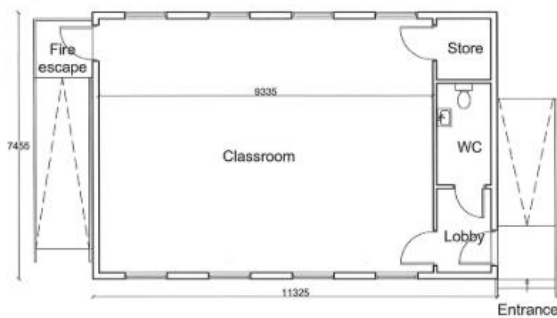
East Elevation
Scale 1:100



North Elevation
Scale 1:100



West Elevation
Scale 1:100



Floor Plan
Scale 1:100 north

Materials:

1. Roof: Pitched roof, concrete tiles
2. Main Walls: Plaster - painted White & various colours
3. Windows: PVC, white & Hardwood timber, charcoal grey & Doors
4. Rainwater Gutter & downpipe Colour - Black
5. Cills: PVC
6. Fascia: PVC Colour - White



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The application seeks full planning permission for the erection for a proposed detached modular temporary classroom and toilet unit with ramp for access at Gael-Ionad Mhic Goiland. Relocation of existing temporary classroom (ref LA04/2021/2577/F) and existing palisade fencing on boundary moved 10.5m south to facilitate the new temporary unit.

2.0 Description of Site

2.1 The site is located at the Glor Na Mona 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 southwest, there is a playground to the west and the City Cemetery to the east. The site is within BT 99 Milltown Urban Landscape Wedge, as designated in draft BMAP (2004 version)

Planning Assessment of Policy and other Material Considerations

3.0 Relevant Site History

3.1 LA04/2021/2577/F Gael-Ionard Mhic Goill. Detached modular temporary classroom unit and toilet unit to the south of the existing community facility. Existing southern fenced boundary moved due south by 8.5 metres. Permission Granted

3.2	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
3.3	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	Strategic Planning Policy Statement 2015
4.2	Belfast Urban Area Plan 2001
4.3	Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) 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. Given the advanced stage in the adoption process, the latest version of dBMAP (v2014) is considered to hold significant weight.
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 of the SPPS 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
4.7	Planning Policy Statement 4: Planning & Economic Development
4.8	DCAN 15: Vehicular Access Standards
5.0	Consultations:
5.1	Statutory Consultee Responses None
5.2	Non-Statutory Consultee Responses 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	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> • The design and appearance of the proposal • Open Space and Landscape Designations • Access and Movement
7.2	Design and Appearance
7.3	<p>The southern boundary of the Community Centre is bound by a 1.8m high palisade fence. The fence will be moved due south by 11.4 metres to allow for the second temporary classroom unit, this is a further 2.9m than the approved temporary classroom in application LA04/2021/2577/F. This is where the temporary unit will be located. The unit will have a footprint of 11m by 7m and will be 4m in height with a low-pitched roof. There is an entrance door with a ramp on both the east and west elevations, with four windows to both the north and south elevations.</p>
7.4	<p>There will be new bitmac surfacing to link the existing paths to the Gael-Ionad building and temporary unit 1 (LA04/2021/2577/F), with the proposed entrance ramp and steps to the proposed classroom entrance.</p>
7.5	<p>It is considered that the form and scale of the proposal is not unduly prominent or detracting from the character and appearance of the area. The classroom is set back from the public road to the side of the main building and existing temporary classroom unit.</p>
7.6	<p>It is not considered that the proposal will cause demonstrable harm on the character and appearance of the surrounding area. The unit will be adjacent to an existing Community Centre and will use the existing access to the side. The unit will be visible on approach Whiterock Close from the north; however, the unit will be set back from the road. It will not appear uncommon in the context of the existing Community Centre as there is already an existing temporary unit adjacent to it. Due to a large separation distance from the nearby residential dwellings, the unit will not be visible.</p>
7.5	Open Space and Landscape Designations
7.6	<p>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 existing open space, it is currently derelict and not in use. There is a presumption in favour of its retention, an exception will be granted where redevelopment will bring substantial community benefits that outweigh its loss. The p1 form states that this additional accommodation is essential to allow Glór Na Mona to continue their Irish Language classes and youth group practices on the site. The group have initiated larger scale scheme proposals on the adjoining site; however, funding has not yet been secured for this. Therefore, this additional accommodation is temporary and will be replaced with the new permanent proposals in 5-6 years' time.</p>
7.7	<p>The proposal will bring a community benefit and is temporary in nature; it is considered, on balance, that the proposal is generally compliant with PPS8.</p>
7.8	<p>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 considered small in scale. It will not affect views onto</p>

	the site to a large degree and will therefore not have a detrimental impact on the integrity of the wedge.
7.9	Access and Movement
7.10	PPS3 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. In-curtilage parking is not affected by the proposal; therefore, the proposal is compliant with PPS3.
7.11	Conclusion The proposal is seeking a temporary permission for 5/6 years until a more permanent structure has been agreed for the site. On balance, the temporary mobile classroom is acceptable subject to a time limited condition requiring removal after 3 years and reinstatement of the land to its previous condition. This will allow any impacts from the temporary building to be assessed.
7.12	Considering the value of the proposal in term of community benefit and how the proposal complies with policy, approval is recommended.
8.0	Summary of Recommendation: Approval
8.1	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.
9.0	Conditions:
9.1	<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 if circumstances then prevailing.</p>

ANNEX	
Date Valid	25 th November 2022
Date First Advertised	17 th February 2023
Date Last Advertised	17 th February 2023
Details of Neighbour Notification (all addresses)	
Apartment 1, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	
Apartment 2, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	
Apartment 3, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	
Apartment 4, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	
Apartment 5, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	
Apartment 6, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	
Apartment 7, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	

Apartment 8, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 9, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 10, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 11, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 12, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 13, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 14, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 15, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 16, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 17, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE Apartment 18, 2 Whiterock Close, Ballymurphy, Belfast, Antrim, BT12 7FE	
Date of Last Neighbour Notification	26 th January 2023
Date of EIA Determination	No
ES Requested	No
Drawing Numbers and Title	
01 Site Location Plan and Block Plan 02 Proposed floor plans and elevations	
Notification to Department (if relevant): N/A	
Date of Notification to Department: Response of Department:	