



Belfast City Council

Report to:	Development Committee
Subject:	Feasibility Study for Ford Visteon Site
Date:	18 March 2013
Reporting Officer:	John McGrillen, Director of Development, ext 3470
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1	Relevant Background Information
1.1	Following a meetings with various groups, Councillor Attwood has requested that the Council commission a Feasibility Study for the former Ford Visteon Site on Black's Road. The purpose of the feasibility study is to consider the optimal use of the site to support future city development.
1.2	In support of the request, the member highlighted that the Minister of Enterprise Trade and Investment on 20 January 2014, stated: <i>"The situation with land that is zoned for economic development is this, and Invest NI is very clear on the issue, and this is what we will be saying to the Minister of the Environment, the planning department or whoever comes to us for advice: we are generally opposed to the loss of land that is being used, or was last used, for industry to non-industrial users. That is our policy".</i>

2	Key Issues
2.1	In 2007, outline planning permission was granted for a proposed mixed use scheme on part of the site (Z/2006/2339/O). Approval of reserved matters was granted in September 2009 for 210 residential units and a business park development consisting of 3,345sqm of class B uses (Z/2008/0803/RM). Both applications have now expired.
2.2	The current planning application was submitted to the DOE on 11 December 2013 for development of the site. The proposal involves demolition of existing buildings and proposed comprehensive mixed-use development comprising 244 social and private/affordable residential units (with access from Black's Road) with associated public open space /linear park. The proposal also involves a non-residential element comprising of a community centre and class B1b/B1c/B2 uses (call centre, research

	and development, and light industrial uses) with associated parking and access from Finaghy Road North. Details of the planning history of the site have been included at Appendix 1.
2.3	The site is zoned as existing business/industry in the draft Belfast Metropolitan Area Plan 2015. However, the PAC report following the draft BMAP Public Local Inquiry recommended that site is left un-zoned as white lands.
2.4	In light of the site's planning history and the uncertainty around its future zoning, it is suggested that a broader feasibility study would allow consideration of what could be the optimal use of the site with a broader range of alternative explored in the context of the wider industrial / commercial land supply across the city.

3	Resource Implications
3.1	No specific allocation for this type of study was included within the 2014-15 Department budgets. Provision could be made from currently unallocated BMAP budgets should the Committee resolve to support the feasibility proposal.

4	Equality and Good Relations Considerations
4.1	No specific considerations.

5	Recommendations
5.1	Members are requested to consider the potential to commission a feasibility study of the potential for alternative uses for the Visteon Site.

6	Decision Tracking
6.1	Pending committee approval a report will be brought back to members.

7	Key to Abbreviations
DOE - Department of the Environment PAC - Planning Appeals Commission	

8	Documents attached
Appendix 1: Planning History of former Ford Visteon Site	

Appendix 1: Planning History of former Ford Visteon site

Reference	Date Submitted	Applicant	Location	Proposal	Decision	Date of Decision
Z/2013/1434/F	11-Dec-13	Fold Housing Association	Former Visteon Factory Blacks Road Belfast BT10	Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units (with access from Black's Road) with associated public open space/linear park. Non-residential element to in	Pending	
Z/2008/0803/RM		Alburn Ltd	Land adjoining M1 Motorway between Blacks Road and Finaghy Road North, Belfast	Proposed mixed use residential (210 No. residential units) and class B business park development (3,345 sq m) (additional plans).	Approval	17-Sep-09
Z/2006/2339/O	09-Oct-06	Alburn Ltd	Land adjoining M1 Motorway, between Blacks Road and Finaghy Road North, Ballymoney, Belfast, BT11 9EH	Proposed mixed use residential and business park development.	Approval	20-Aug-07