

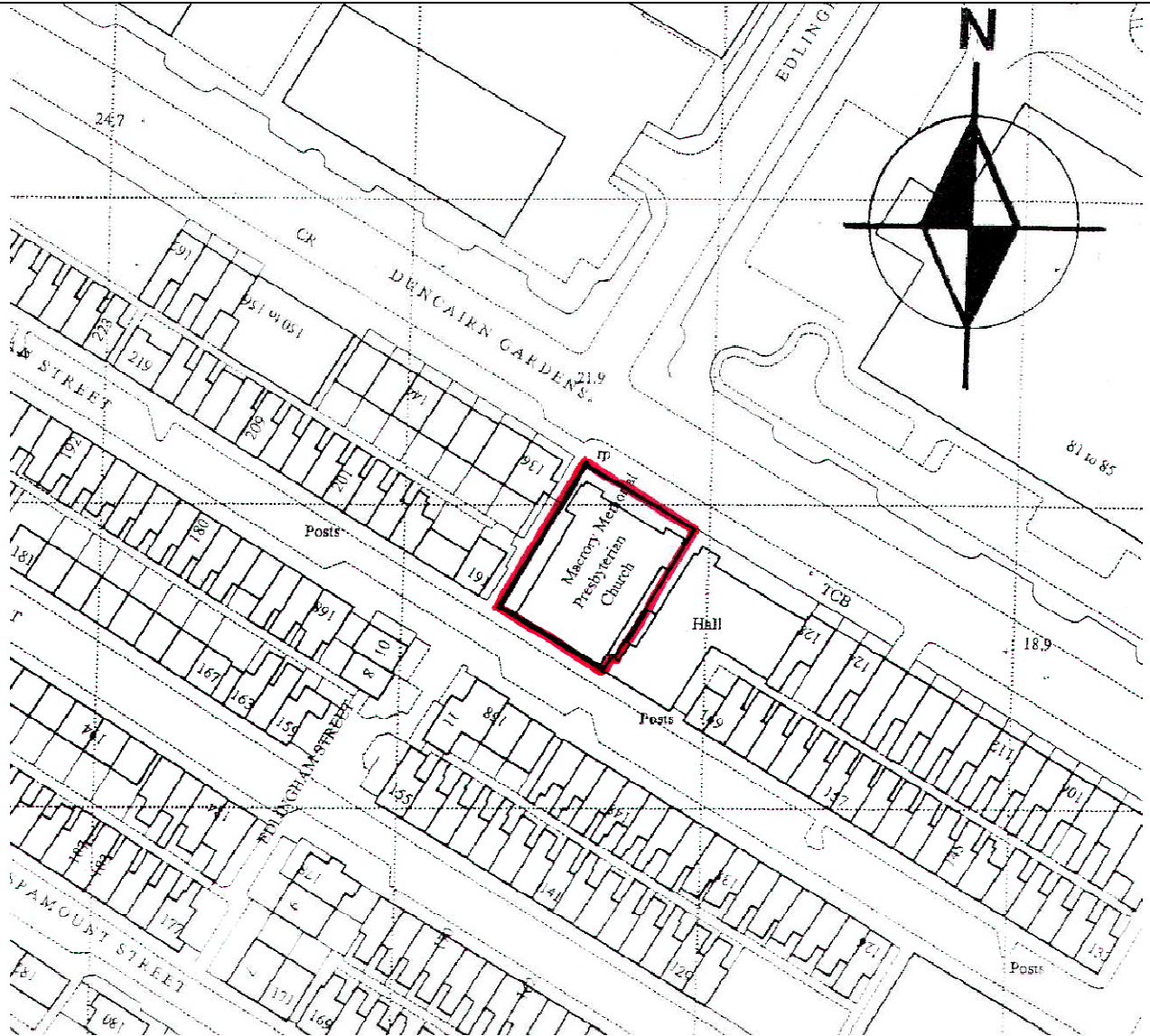


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2014/1223/F	Target Date:
Proposal: Renewal of planning permission granted under Z/2008/1584/f for construction of a 3-storey building comprising 12no 2 bedroom apartments with access from both Duncairn Gardens and Hillman Street.	Location: Macrory Memorial Presbyterian Church Duncairn Gardens Belfast BT15 2GN
Referral Route: Development greater than 4 dwellings.	
Recommendation:	Approval
Applicant Name and Address: Clear Homes c/o agent	Agent Name and Address: TSA Planning Ltd 29 Linenhall Street Belfast BT2 8AB
Executive Summary: <p>The application seeks full planning permission for a 3-storey building comprising 12no 2 bedroom apartments with access from both Duncairn Gardens and Hillman Street.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none">• The acceptability of the demolition of the church and• Redevelopment of the site with a 3 storey apartment building <p>The site is located on unzoned land within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015.</p> <p>The principle of development has already been established through planning approval Z/2008/1584/F. There has been no subsequent change in policy context and the proposed building is considered acceptable in terms of scale, massing and design.</p> <p>Consultees offered no objections.</p> <p>No objections received.</p> <p>It is recommended that the application is approved with conditions.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Water - Multi Units East - Planning Consultations	No Objection
Non Statutory	NI Transport - Hydebank	No objection
Non Statutory	Env Health Belfast City Council	No objection

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues	
<p>Characteristics of the Site and Area</p> <p>The site is rectangular in shape and is occupied by the Macrory Memorial Presbyterian Church which is currently vacant. The site extends from Duncairn Gardens where the building has its main entrance back to Hillman Street with secondary entrance. The building is finished with red brick with arched windows and doors.</p> <p>There is a mixture of residential, retail and offices within this area. Duncairn Business Park and North City Business Park are located on Duncairn Gardens and include a mix of uses, largely office based. Further north west of the site are residential properties and to the south is a hall. Further along Duncairn Gardens there are other retail units. The site is located on unzoned whiteland within the Belfast Metropolitan Area Plan.</p>	
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>Regional Development Strategy</p> <p>Belfast Metropolitan Area Plan 2015</p> <p>Planning Policy Statement 1 - General Principles</p> <p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 7 - Quality Residential Environments</p> <p>Planning Policy Statement 7 Addendum: Safeguarding the Character of Established Residential Areas</p> <p>Creating Places</p> <p>BMAP</p> <p>The site is located on unzoned land within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015. The presumption is therefore in favour of development subject to the policy considerations discussed below.</p> <p>The principal of this form of development has been established on the site through the approval under planning application Z/2008/1584/F. This approval was extant on the date this current application was submitted. The building is identical and there has been no significant change in planning policy since the previous scheme was approved</p> <p>ACCESS, MOVEMENT AND PARKING</p> <p>A parking survey was submitted in support of the proposal and demonstrates sufficient spare capacity/availability of on-street parking within the vicinity of the site to accommodate the requirements of the development during its peak periods of parking demand. As such TransportNI offered no further objections.</p>	
Neighbour Notification Checked	Yes
<p>Summary of Recommendation:</p> <p>Renewal of planning approval for apartment development. No change in relevant policy since previous approval.</p>	
Conditions	

As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Informatives

1. Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease. The Health and Environmental Services of Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

2. Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

3. Foul sewer within 20m of your proposal, consultation with NIW is required to determine how your proposal can be served.

4. No surface water sewer within 20m of your proposal, you may wish to apply to NIW to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage.

5. The water requirements for your proposal may be eligible for the provision of a public watermain if it will serve more than 1 property and each property will have an individual supply direct from the proposed public watermain under Article 76 of the above order.

6. The sewers within your proposal may be eligible for consideration for adoption under Article 161 of the above order if they meet the criteria as set out in the current Sewers for Adoption specification.

7. The applicant is advised to contact NIW through its Customer Relations Centre on 08457 440088 or waterline@niwater.com, upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

8. If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002.

9. Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to determine how your proposal may be served.

10. Notwithstanding the terms and conditions of the approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Transport NI Section Engineer whose address is:
Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH.
A monetary deposit will be required to cover works on the public road.

11. All construction plant and materials shall be stored within the curtilage of the site.