

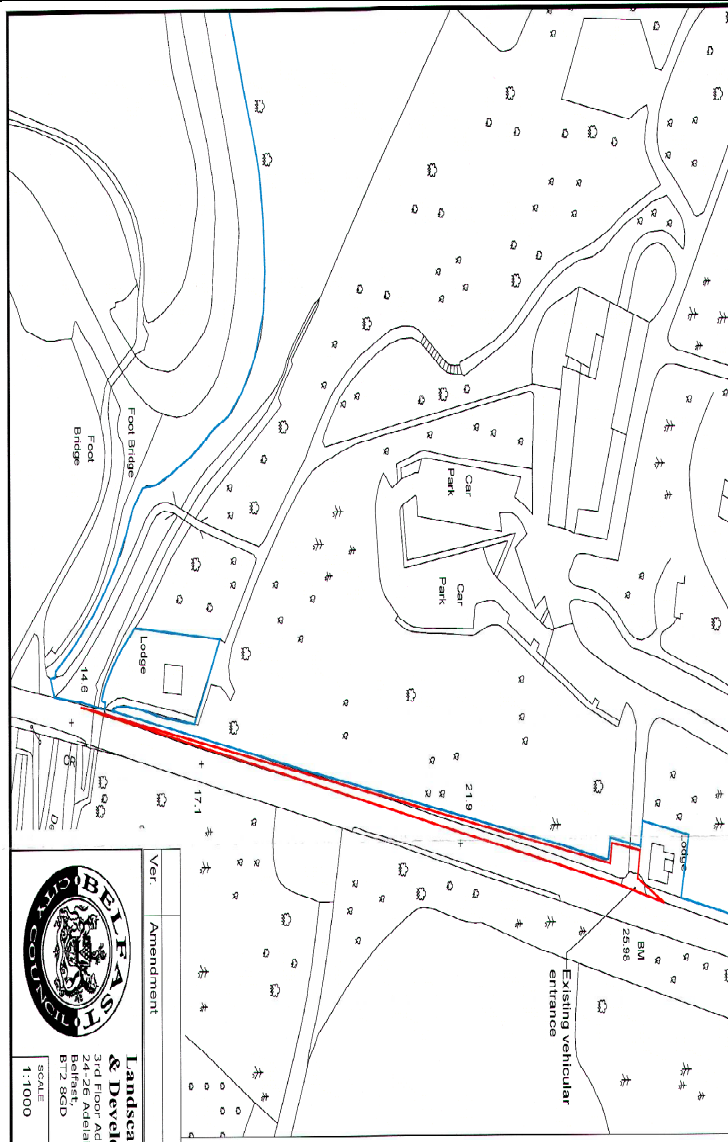


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2014/1012/F	Target Date:
Proposal: Alterations of existing road access onto Malone Road.	Location: Sir Thomas & Lady Dixon park Upper Malone Road Belfast BT289LA
Referral Route: This application was submitted by Belfast City Council on council owned land	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Adelaide Exchange 3rd Floor 24-26 Adelaide Street Belfast BT28GD	Agent Name and Address: Belfast City Council Adelaide Exchange 3rd Floor 24-26 Adelaide Street Belfast BT2 8GD
Executive Summary: <p>The application seeks full planning permission for alterations to the existing road access onto the Malone Road. The proposal included associated landscaping. The main issues to be considered in this case are:</p> <ul style="list-style-type: none">· Compliance with Planning Policy Statement 3 Access, Movement and Parking· Landscape and visual impact. <p>The existing access is proposed to be widened to provide a safer and more convenient access.</p> <p>To provide visibility splays significant replanting to compensate for the loss of trees and part of a hedgerow are proposed. The proposal will improve the existing substandard access and be of benefit to users of the park and the wider public.</p> <p>All consultees are satisfied with the proposal. No representations have been received</p> <p>Recommendation is for approval.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Substantive Response Received
Statutory	Protecting Historic Monuments	No Objection
Statutory	Protecting Historic Buildings	No Objection
Non Statutory	Lagan Valley Regional Park Office	No Objection

Representations:

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

signatures	
Number of Petitions of Objection and signatures	No Petitions Received
<p>Summary of Issues</p> <p>No representations made.</p>	
<p>Characteristics of the Site and Area</p> <p>The site is situated at an access point to Lady Dixon park. The access has 2 small red brick pillars less than 1m in height to either side. The entrance is used for vehicles and pedestrians. A listed building in the form of a gatekeepers cottage is located adjacent to the site. Mature hedging and shrubbery occupy the sightline area to the west of the access. The site is within the wider Lagan Valley regional Park AONB.</p>	
<p>Relevant Planning Policy and Other Material Considerations</p> <p>Lagan Valley AONB Historic Park, gardens and Demesne. PPS1: General principles. PPS 6: Planning, Archaeology and The Built Heritage PPS 3: Access, Movement and Parking Policy AMP 2</p> <p><u>Assessment</u></p> <p>Proposal The proposal is to widen the existing access to approx 12m wide at Lady Dixon Park. At present the access is approx 5-6 m wide.</p> <p>Roads Issues The access leads on to the Malone Road which is an extremely busy road. The widening of the access is proposed to improve road safety and convenience.</p> <p>Landscape and Visual Impact The proposal will result in the loss of a number of trees to the west of the access. A planting scheme was submitted and has been agreed with by the tree officer. A high density planting scheme is proposed which over time will provide an adequate boundary along the Malone Road. Due to the minor nature of the scheme it will not have a detrimental impact on the setting of the listed building or the wider area.</p> <p>Consultees offer no objections</p> <p>The proposal is compliant with all relevant policies and guidance contained within the area plan and policy documentation and therefore is an acceptable form of development.</p> <p>Recommendation: Approval.</p>	

Neighbour Notification Checked Yes
<p>Summary of Recommendation:</p> <p>The proposal is compliant with all relevant policies and guidance contained within the area plan and policy documentation and therefore is an acceptable form of development. Transport NI offer no objections nor do any of the other consultations. The replacement planting scheme is acceptable and should be conditioned.</p>
<p>Conditions:</p> <p>1.As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2.All hard and soft landscape works shall be carried out in accordance with the details set out in drawing No. 04 date stamped 13-March-2015 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out in accordance with the programme agreed with the Department as shown in Drawing No. 04 date stamped 13-March-2015.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>3.Six number heavy standard trees (Beech/ Oak) shall be 4.25m-4.75m in height, 12-14cm girth at the time of planting and located in the area hatched blue on drawing No. 04 date stamped 13-March-2015.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>4.If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>

5.The vehicular access hereby permitted shall be constructed in accordance with Drawing No.03 bearing the date stamp 29th July 2014.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Informatives

1.Notwithstanding the terms and conditions of the Department of Environment's 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. Transport NI Section Engineer contact at:Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.

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

Signature(s)

Date:

ANNEX	
Date Valid	29th July 2014
Date First Advertised	15th August 2014
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 243 Upper Malone Road Old Forge Dunmurry The Owner/Occupier, Drumbeg Lockhouse 249 Upper Malone Road Old Forge	
Date of Last Neighbour Notification	25th March 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History No relevant history.	
Summary of Consultee Responses Lagan Valley Regional Park office: No objections. NIEA Historic Monuments have no archaeological concerns with the proposal. NIEA Historic Buildings have no concerns with the proposal. Transport NI offer no objections to the proposal subject to conditions. Scheme complies with policy. Belfast City Council Tree Officer: No objections to the proposal.	

Drawing Numbers and Title

Drawing No. 01
Type: Location Plan
Status: Submitted 29 July 2014

Drawing No. 02
Type: survey
Status: Submitted 29 July 2014

Drawing No. 03
Type: Proposed widening of existing entrance
Status: Submitted 29 July 2014

Drawing No. 04
Type: Planting Plan
Status: Submitted 13 March 2015

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: