

Committee Deferred Application Report

Summary	
Committee Meeting Date: 29 June 2015	Item Number:
Application ID: LA04/2015/0057/F	Target Date: 31 st July 2015
Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works	Location: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road Belfast
Referral Route: Committee Deferral– deferred on 16 June 2015 to enable comments received to be properly assessed. Case Officer Report presented on 16 June is attached for reference.	
Recommendation:	Approval
Applicant Name and Address: Titanic Quarter Limited c/o agent	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Committee deferred application</p> <p>Reason - The application was presented to the Planning Committee on 16th June 2015 with a recommendation to approve and on the advice of the Town Solicitor, the Committee agreed to defer consideration of the application to enable comments received by the Council to be properly assessed.</p> <p>Since the case officer report was prepared, an additional 4 representations (3 objections and 1 representation from the applicant's agent) have been received, including an objection received on 16th June.</p> <p>The issues raised are:</p> <ul style="list-style-type: none"> i) Neighbour notification process; ii) Recommendation made before all consultations received; iii) Use class of proposal; iv) The lack of detail in the Event Management Plan (EMP) relating to the impact of the proposal on traffic and parking if multiple events are held simultaneously; v) The lack of a planning condition relating to the Event Management Plan; and vi) Temporary approval for 5 years. <p>Assessment -</p> <ul style="list-style-type: none"> i) Additional properties abutting the red line were neighbour notified on 2nd June 2015. The neighbour notification complies with statutory requirements. ii) The recommendation to approve was made after consultation responses were received from NIEA Natural Heritage, Waste Management and Rivers Agency confirming no objections. Copies of which can be seen on the working file. Transport NI's final substantive response has yet to be received, however, by email dated 22/06/2015 Transport NI confirmed that they are satisfied that the issues raised can 	

- be adequately addressed by the EMP if conditioned as part of the approval.
- iii) The Temporary Exhibition Centre falls under use class D1 as set out in The Planning (Use Classes) Order (NI) 2015. A planning condition relating to the use class is not necessary.
 - iv) Transport NI is now specifically identified as a key stakeholder on the TQ Event Management Board. TQ Ltd is also required to inform Transport NI of the programme of exhibitions for the year ahead and will be represented on the Event Management Board. This will ensure adequate lead in time for management of any co-incidental events.
 - v) Noted. Whilst Transport NI final substantive response is still outstanding, it is considered that a planning condition relating to the development complying with the Event Management Plan will be attached to any planning approval.
 - vi) The design of the exhibition centre building is considered acceptable in visual amenity terms for a limited period only. The proposed use is considered acceptable on a temporary basis. An approval for 3 years is considered appropriate to allow sufficient flexibility to review infrastructure requirements and not prejudice the future development of the mixed use area.

Summary of Recommendation:

Following full consideration of the comments received the recommendation remains unchanged.

It is recommended that the application is approved subject to conditions and that Committee agrees the Director of Planning and Place (in conjunction with the Town Solicitor, Chair and Vice Chair) is authorised to draft any necessary amendments and / or additional conditions.

Approval is recommended for a 3 year period.

Conditions – Time Limit, Event Management

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2015/0057/F	Target Date: 31 st July 2015
Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works	Location: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road Belfast
Referral Route:	
Major application	
Recommendation:	Approval
Applicant Name and Address: Titanic Quarter Limited c/o agent	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary:	
<p>The application seeks full planning permission for a Temporary Exhibition Centre, access arrangements, service and surface car parking and associated works. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the exhibition centre at this location; • Visual amenity; and • Traffic movement and parking; <p>The site is located within the development limits of Belfast as designated in BMAP 2015 and within an area zoned as a mixed-use site (BHA01). Given the temporary nature of the proposal it will not conflict with the zoning or prejudice the future redevelopment of the site in line with the planned development of Titanic Quarter. The principle of an exhibition centre is considered acceptable in this case for a temporary period.</p> <p>The proposal has been assessed against the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 6: Planning, Archaeology and the Built Environment and Planning Policy Statement 15: Planning and Flood Risk.</p> <p>Transport NI was consulted, and although a final response has yet to be provided, it is considered that there will be no negative impact on traffic movement and parking considering that the peak flow of traffic associated with the use will be at weekends and will not therefore conflict with the normal Monday to Friday peak flows associated with the various other land uses presently operating within Titanic Quarter.</p>	

NIEA- Natural Heritage, Waste Management, Historic Buildings Unit and Marine Environment Division and Belfast City Councils Environmental Protection Unit have offered no objections to the proposal and standard conditions and informatives are to be applied.

Rivers Agency has asked for clarification on where the surface water will be discharged but are satisfied that in that the level of surface water run-off will be no greater than existing run-off.

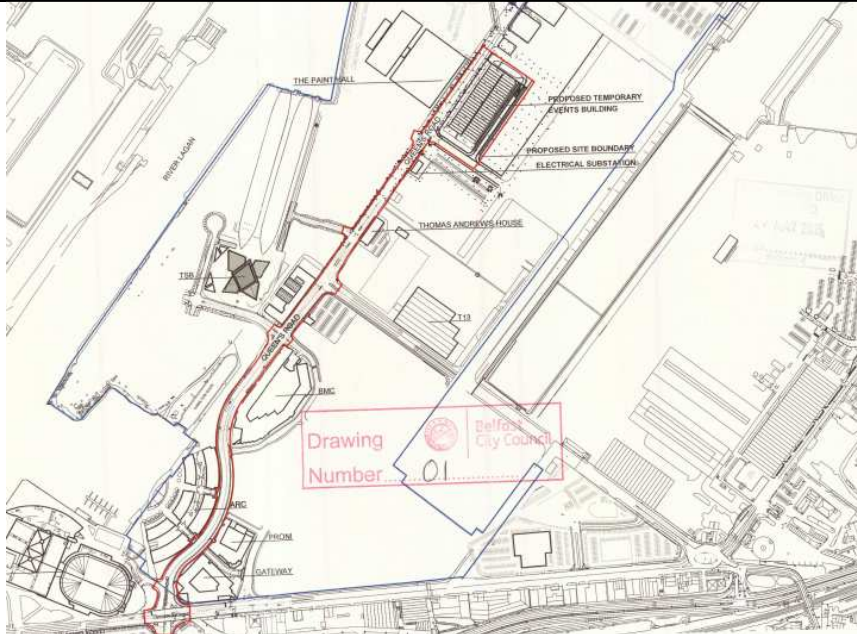
1 representation was received. The sole issue raised related to the failure of Belfast City Council to carry out its statutory duty to neighbour notify. In response to the objection additional properties abutting the red line were neighbour notified. At the time of writing no further objection have been received.

It is recommended that the application is approved subject to conditions and that Committee agrees the Director of Planning and Place is authorised to draft any necessary amendments and / or additional conditions.

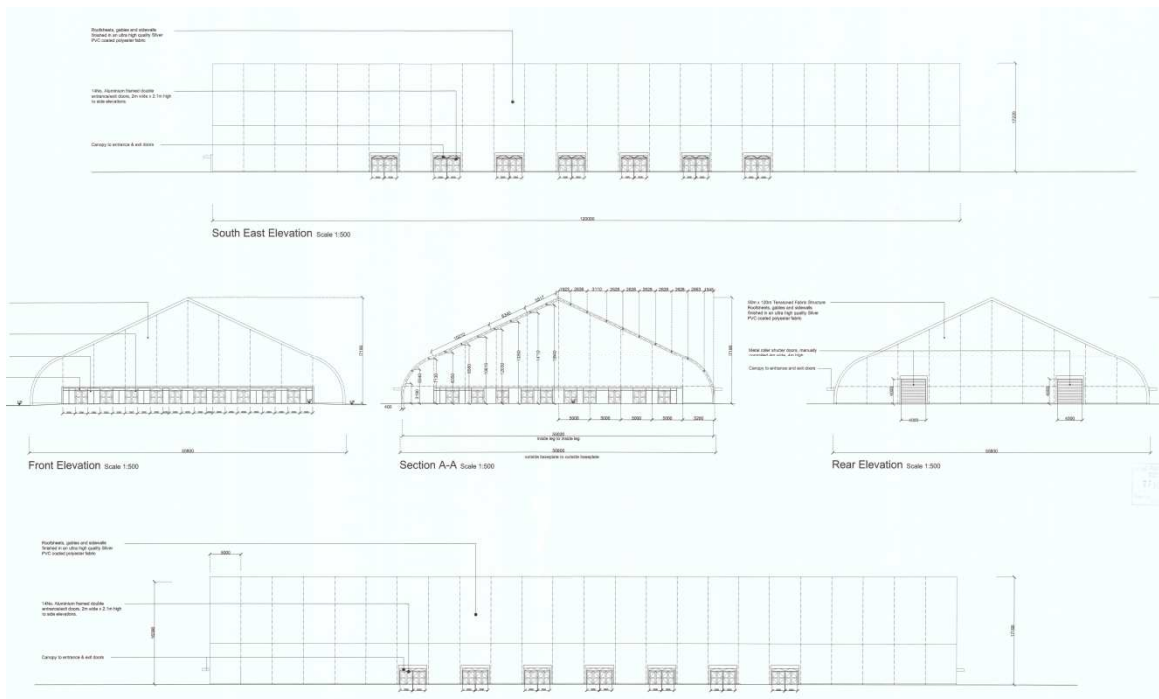
Approval is recommended for a 3 year period.

Case Officer Report

Site Location Plan



Elevations and Section



Characteristics of the Site and Area

- 1.0 Full planning permission is sought for the erection of temporary marquee type structure finished in an aluminium frame and PVC coated polyester fabric measuring 120 metres by 50 metres with a height of 15.9 metres. The structure is to be used as an exhibition centre.
- 2.0 The site is located in Titanic Quarter in Belfast. Existing on the site is a large area of hardstanding screened on the roadside by 2 metre high palisade fencing. Access to the

site is from Queens Road.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 None

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

- The site is zoned as a mixed use site (BHA01). The site is also located within Phase 4 of the Titanic Quarter as identified in the overall development framework for the area.

4.2 Planning Policy Statement 1(PPS1): General Principles

4.2.1 Paragraph 59

4.3 Planning Policy Statement 2: Natural Heritage

4.4 Planning Policy Statement 3: Access, Movement and Parking

4.4.1 Policy AMP 2: Access to Public Roads

4.4.2 Policy AMP 6: Transport Assessment

4.4.3 Policy AMP 7: Car parking and Servicing Arrangements

4.5 Planning Policy Statement 6: Planning, Archaeology and the Built Environment

4.5.1 Policy BH 3: Archaeological Assessment and Evaluation.

4.5.2 Policy BH 11: Development affecting the setting of a Listed Building.

5.0 Statutory Consultee Responses

5.1 Transport NI- Awaiting response.

5.2 NIEA- Historic Buildings- No Objections.

5.3 NIEA- Historic Monuments- No Objections subject to conditions

5.4 NIEA- Natural Heritage- No Objections.

5.5 NIEA- Waste Management Unit- No Objections.

5.6 NIEA- Water Management Unit-No Objections subject to conditions and informatives.

5.7 NIEA- Marine Environment Division- No Objections.

5.8 DARD- Rivers Agency- Final response still to be received. Minor issues are being addressed by applicant which do not affect the principle of development.

6.0 Non Statutory Consultee Responses

6.1 Belfast City Council EPU- No Objections subject to conditions and informatives.

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. 1 letter of objection was received from James McMonagle Ulster Weddings Ltd stating that Belfast City Council had not carried out its statutory duty to neighbour notify all the properties within 20 metres of the red line. In response to the objection additional properties abutting the red line were neighbour notified. At the time of writing no further objections have been received.

8.0 Other Material considerations

8.1 The site is located in close proximity to Belfast Lough Special Protection Area and Area of Special Scientific interest. However given the temporary nature of the proposal and the fact that no piled foundations are necessary a full Habitat Regulation Assessment is not required.

9.0 Assessment

9.1 The key issues in the assessment of the proposed development include:

- The principle of the development at this location;
- Visual Amenity;
- Traffic and parking;
- Impact on built and archaeological heritage;
- Potential impact on Belfast Lough Special Protection Area and Area of Special Scientific interest; and
- Flooding.

9.2 The site is located within the development limits of Belfast as designated in BMAP 2015 and within an area zoned as a mixed-use site (BHA01). It is also identified as being with Phase 4 of the Local Development Framework for Titanic Quarter. Given the temporary nature of the proposal, it will not conflict with the zoning or prejudice the future development of Phase 4, in line with the Local Development Framework. The principle of an exhibition centre is therefore considered acceptable.

9.3 The proposed building, which is temporary in design, will not result in an adverse impact on visual amenity given the scale and massing of the existing buildings in the vicinity of the application site.

9.4 In respect to traffic and parking, it is considered that the peak flow of traffic associated with the use will be at the weekends and will not conflict with the normal Monday to Friday peak flows associated with the various other land uses presently operating with Titanic Quarter. Whilst Transport NI's comments are still outstanding, it was accepted through the pre-application process that the proposal was unlikely to prejudice the safety and convenience of Road users. The proposal therefore complies with the broad thrust of Planning Policy Statement 3.

9.5 The proposal has been assessed against Policy BH 11 of Planning Policy Statement 6. It is considered that the temporary building will not adversely impact on the setting of the 2 nearby listed buildings (the Pump House and Harland and Wolf Drawing offices) given the separation distance between the site and these buildings (over 350 metres), a view shared by NIEA Historic Buildings.

9.6 Policy BH 3 of Planning Policy Statement 6 is also relevant. The proposed structure does not require any piling or excavation. NIEA Historic Monuments Unit has offered no objections subject to a programme of archaeological work being implemented prior to any site works commencing. However, given the proposal does not involve piled foundations, it is considered that these conditions is not necessary.

9.7 The site is located in close proximity to Belfast Lough Special Protection Area and Area of

Special Scientific Interest and therefore Planning Policy Statement 2 is relevant. However, it is considered that there will be no adverse impact on the designated areas given the temporary nature of the proposal and the fact that both NIEA –Natural Heritage and Waste Management have offered no objections and therefore a full Habitat Regulations Assessment is not required.

- 9.8 FLD 3 of Planning Policy 15 is relevant. The site is over 1 hectare and therefore a drainage assessment is required. Whilst DARD -Rivers Agency is still outstanding it is considered that, with no additional hardstanding proposed, the amount of surface water will not increase with the proposed development. The proposal therefore complies with FLD 3.

Neighbour Notification Checked

Yes

Recommendation: Approve

- 10.0 Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result cause demonstrable harm to interest of acknowledge importance and therefore should be approved.
- 10.1 Given the nature of the structure, a 3 year temporary permission is considered appropriate.

Conditions

- 11.1 The structure shall be removed and the use hereby permitted shall be discontinued and the land restored to its former condition within 3 years from the date of this permission.

Reason: To enable Belfast City Council to exercise control over the development hereby approved.

- 11.2 In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice. In the event of unacceptable risks being identified, a remediation strategy shall be agreed, and subsequently implemented and verified to the Planning Services satisfaction.

Reason: Protection of human health.

- 11.3 Prior to the erection of the temporary structure a 100-125mm of rebar reinforced concrete shall be placed on top of the existing concrete hard-standing with all joints sealed in accordance with the details shown on drawing number 10 dated stamped 5th June 2015

Reason: Protection of human health.

Signature(s)

Date: