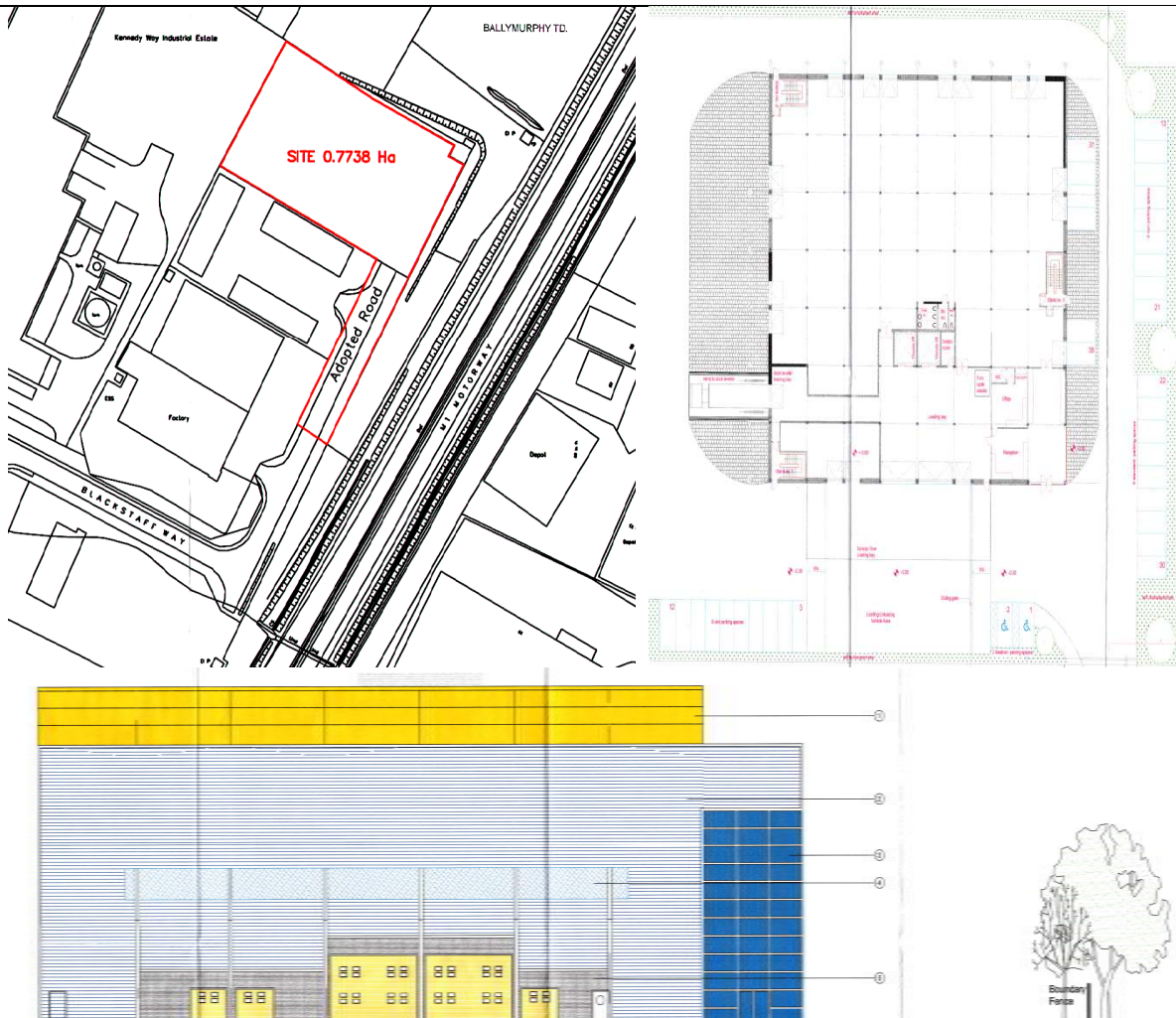


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30 July 2015	Item Number: 20
Application ID: Z/2014/1373/F	
Proposal: Erection of warehouse/office building.	Location: Kennedy Way Industrial Estate Blackstaff Way Belfast BT11 9DT
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: U Store It	Agent Name and Address: Andrew Nesbitt Architects Carnegie Studio 121 Donegall Road Belfast BT12 5JL
<p>Executive Summary:</p> <p>The application seeks full planning permission for a warehouse building with ancillary office space.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of storage/ distribution warehousing at this location; • Scale and massing • Flooding; • Contamination. <p>The site is located within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015 and within an area zoned as Existing Employment (Kennedy Way BT005/15). The principle of the development is acceptable in what is a designated and established industrial area.</p> <p>The proposal has been assessed against and complies with the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement 3: Access Movement, Parking and Planning Policy Statement 4: Planning and Economic Development.</p> <p>The proposal was also assessed against Planning Policy Statement 15 – Planning and Flood Risk. The site lies within the 100 year fluvial floodplain. Although the proposal is not one of the exceptions stated under Policy FLD1 substantial weight must be given to the planning history on the site and the fact it is located in an employment zoning within Belfast Metropolitan Area Plan. A Flood Risk Assessment has addressed the issues of flood risk to both the proposed site and surrounding areas. Rivers Agency have offered no objections to the development of the site.</p> <p>NIEA Waste Management Unit, Environmental Protection Unit of BCC and TransportNI have no objections subject to conditions. No representations received.</p> <p>It is recommended that the application is approved with conditions.</p>	

Case Officer Report

Site Location Plan



1.0 Description of proposed development
Commercial Warehouse Building with ancillary office/ reception

2.0 Characteristics of the Site and Area
Site located within an area zoned as existing employment (BT005/15), as designated in the Belfast Metropolitan Area Plan.

3.0 Planning History:

3.1 Z/2006/2838/F - Commercial warehouse building, including ancillary offices with associated external parking. Permission Granted 23.07.2008

4.0 Policy Framework

4.1 Planning Assessment of Policy and Other Material Considerations

4.2 Regional Development Strategy

4.3 Belfast Metropolitan Area Plan 2015

4.3.1 Existing Employment zoning (Kennedy Way BT005/15)

4.4 Planning Policy Statement 1 - General Principles

4.5 Planning Policy Statement 3 - Access, Movement and Parking

4.5.1 Policies AMP7 and AMP9

4.6 Planning Policy Statement 4 – Planning and Economic Development

4.6.1 Policy PED1

4.7 Planning Policy Statement 15 - (Revised) Planning and Flood Risk

4.7.1 Policy FLD1

5.0 Statutory Consultees Responses

5.1 NI Water – No objection

5.2 Transport NI – Approval subject to conditions

5.3 NIEA Waste Management Unit – Approval subject to conditions

5.4 Rivers Agency – No objections

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – Approval subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

8.1 None

9.0 Assessment

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

- Acceptability of warehousing on the site
- Contamination
- Flooding
- Traffic Movement and Parking

9.1 Site located within an area zoned as existing employment (Kennedy Way BT005/15), as designated in the Belfast Metropolitan Area Plan. This is the Kennedy Way Existing Employment zoning

9.2 CONTAMINATED LAND

Pentland Macdonald (PM) has presented a risk assessment informed by site investigation data for the above application. No unacceptable risk to the water environment was identified.

Waste Management (WM) (Land and Groundwater Team) have no objection to the proposed development and advise that the conditions and informatives, as detailed below, are attached to any Planning Decision Notice.

Environmental Services Unit of BCC have commented as follows:

The Preliminary Risk assessment identified that the only potential sources of contamination associated with the site itself comprised of made ground and potentially gassing natural alluvium. The report also identified a paper manufacturer and nearby cemetery could pose a risk to the site.

On the basis of the information submitted the Environmental Services Department have offered no objections and have requested that conditions be attached to the decision notice should planning permission be granted. These conditions are detailed below.

9.3 The proposal has been assessed against policy AMP7 and AMP9 of Planning Policy Statement 3. Transport NI offers no objections to this proposal. A number conditions have been recommended for inclusion in any planning decision notice issued. These are detailed below.

9.4 The proposal has been assessed against Policy PED1 of PPS4

The policy states that Class B4 development (storage/ distribution) will be permitted in an existing or proposed industrial/employment area where it can be demonstrated: that the proposal is compatible with the predominant industrial/employment use; it is of a scale,

nature and form appropriate to the location.

The site is located within an employment zoning as designated in the Belfast Metropolitan Area Plan. The proposal is of a scale and design which is similar to that of the previous approval on the site, granted under Z/2006/2838/F (Commercial warehouse building, including ancillary offices with associated external parking) and other warehouse buildings at this location.

9.5 The proposal has been assessed against Policy FLD1 of PPS15.

Rivers Agency indicated that the northern part of the site lies within the 100 year fluvial floodplain. A Flood Risk and Drainage Assessment was subsequently requested. Rivers Agency pointed out that the areas of the site within the floodplain could only be developed under exception. Although the proposal is not one of the exceptions stated under Policy FLD1 I am of the opinion that substantial weight must be given to the planning history on the site and the fact it is located in an employment zoning within Belfast Metropolitan Area Plan.

Rivers Agency has agreed in principle that the applicant has addressed the issues of flood risk to both the proposed site and surrounding areas.

Neighbour Notification Checked

Yes

10.0 Summary of Recommendation:

10.1 Warehouse building within an established industrial area, zoned as employment land in the Belfast Metropolitan Area Plan. The nature and scale of the proposal is in keeping with the this established industrial area. Rivers Agency is satisfied that issues regarding flood risk to the site and surrounding area have been addressed through the submission of a Flood Risk and Drainage Assessment.

10.2 Approval subject to conditions.

11.0 Conditions

11.1 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.

11.2. The vehicular access shall be provided in accordance with Drawing No.03 bearing the date stamp 13th October 2014 prior to the operation of any other works or other development hereby permitted.

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

11.3 The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.03 bearing the date stamp 13th October 2014, to provide for parking and traffic circulation within the curtilage of the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the curtilage of the site.

11.4 Prior to the occupation of the proposed development, the applicant shall provide to the Council, for approval, a Verification Report. This report shall demonstrate the successful

completion of remediation works and that the site is now fit for end-use (Commercial). It must demonstrate that the potential pollutant linkages identified in Pentland Macdonald Report NoPM14-1205 are effectively broken and that the remediation measures identified in the report have been implemented. In particular, the Verification Report should provide evidence that:

- Gas protection measures have been designed and installed in accordance with BS 8485 and that their installation has been verified in line with CIRIA C735
- Risks from Asbestos Containing Materials have been appropriately managed in accordance with guidance provided in CIRA C733.

The Verification Report shall be prepared in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

- 11.7 After completing all remediation works under Condition 11.4 and prior to the occupation of the development, a verification report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.