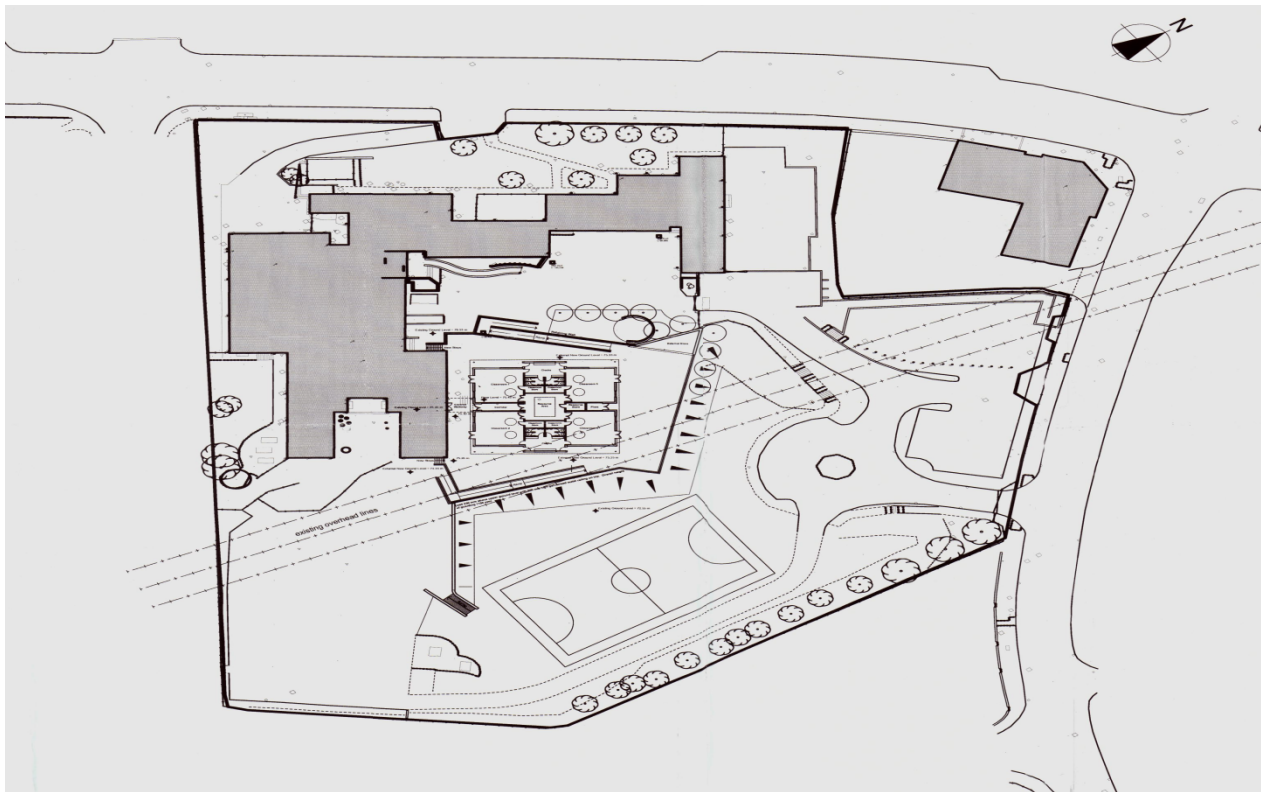
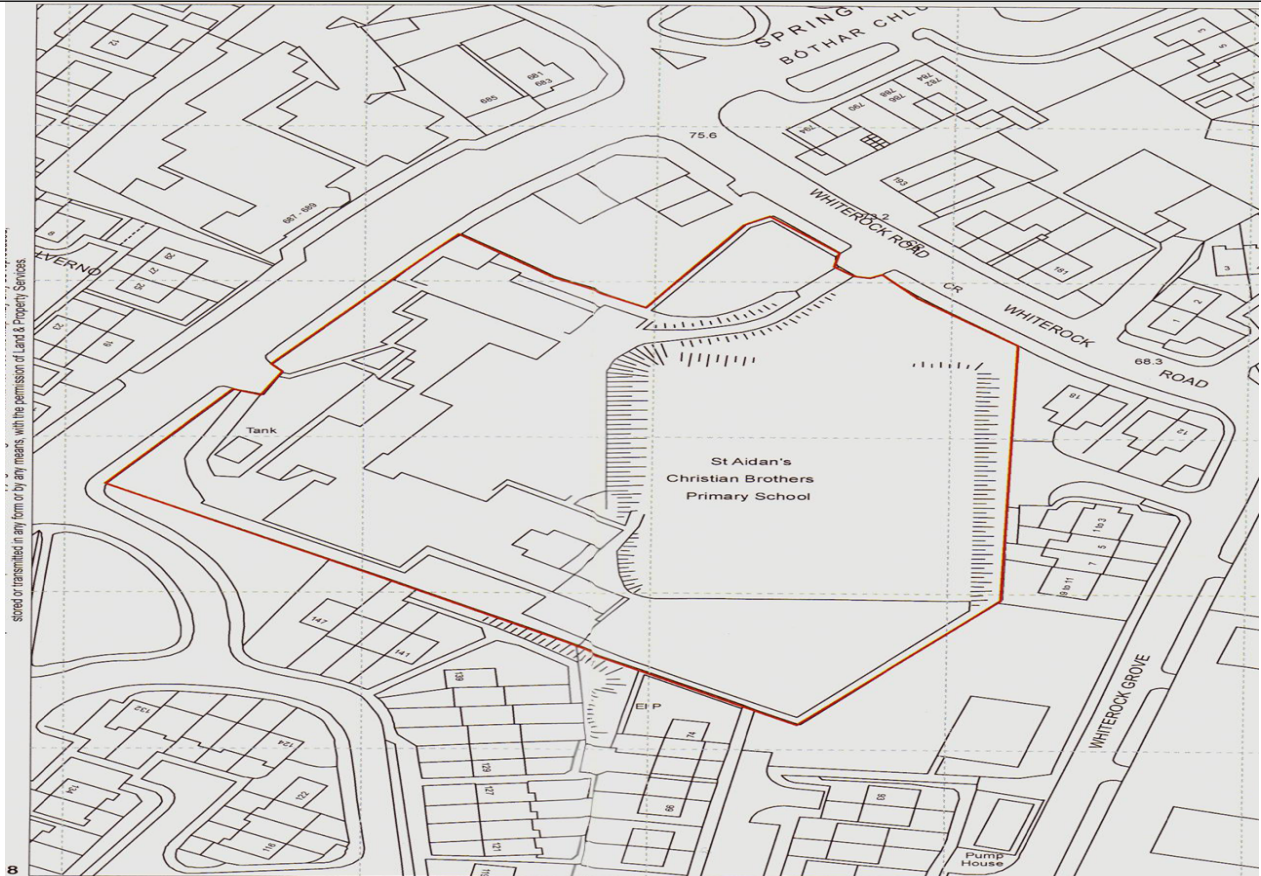


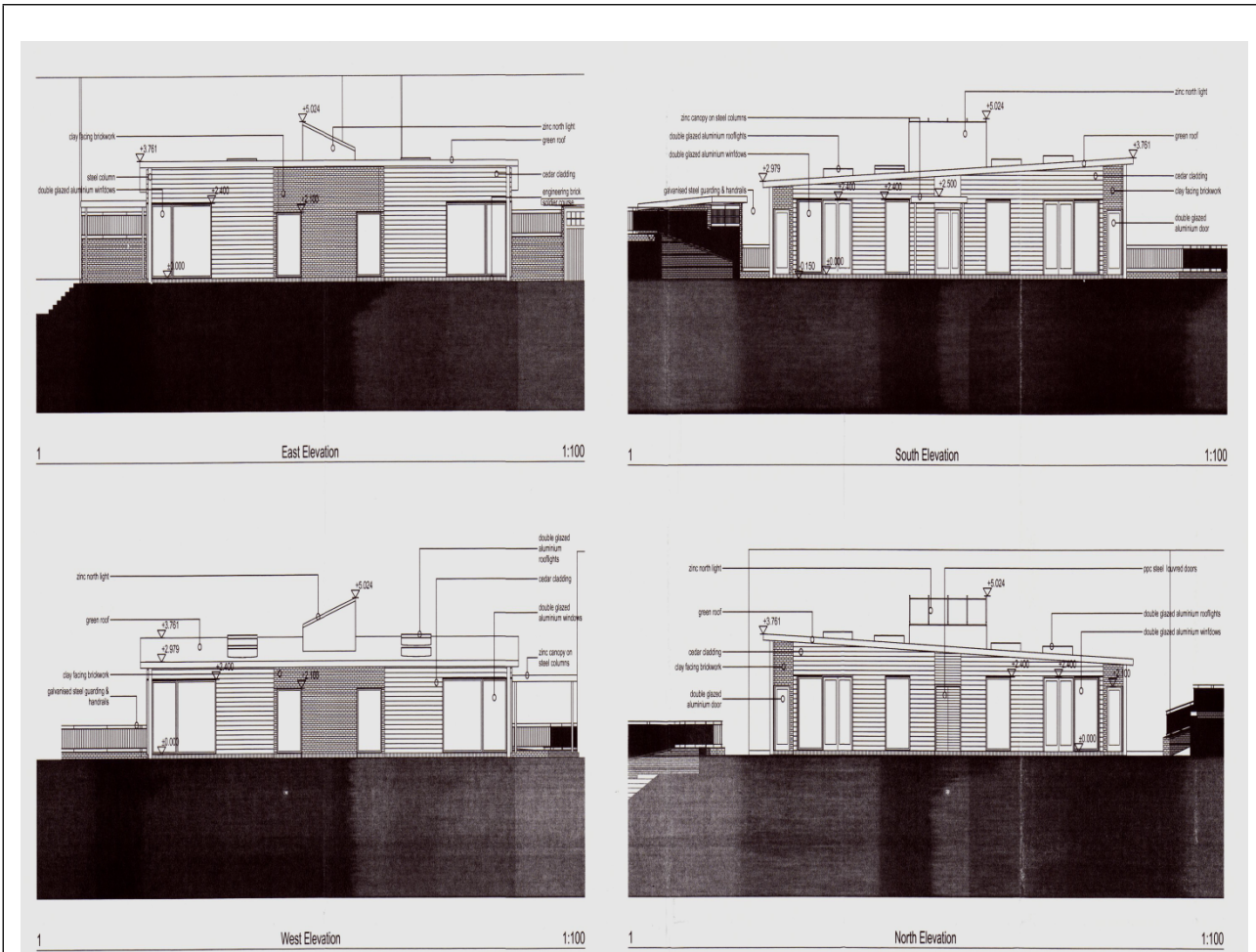
## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> Z/2014/1539/F	
<b>Proposal:</b> New build single block incorporating classrooms, stores and resource area. Reworking of gradients to accommodate the new block and new play areas. New external ramps and steps. New external store	<b>Location:</b> St John Paul II primary School Whiterock Road Belfast BT12 7FW
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	APPROVAL
<b>Applicant Name and Address:</b> Edmund Rice Schools trust (NI) Ltd Westcourt Centre 8-30 Barrack Street Belfast BT12 4AH	<b>Agent Name and Address:</b> Donnelly O'Neill Architects Ltd Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE
<p><b>Executive Summary:</b></p> <p>The proposal seeks full permission for a single storey building for additional classroom space. The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- The principle of the extension and associated design at this site;</li> <li>- Impact on visual amenity / character of the area;</li> <li>- Impact on residential amenity;</li> <li>- Impact on open space.</li> </ul> <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan. The application has been assessed against relevant planning policies including the Belfast Metropolitan Area Plan, the Strategic Planning Policy Statement, PPS8: Open Space, Sport &amp; Outdoor Recreation, PPS3: Roads Considerations and associated supplementary guidance.</p> <p>Consultees have no objections to the proposal No representations have been received.</p> <p>The design is subordinate in scale and massing to the main building and the fenestration and materials are sympathetic to the existing buildings. On balance, given the limited siting opportunities for an extension, the proposal is considered acceptable. The proposal will not result in the significant loss of open space and is therefore compliant with PPS8.</p> <p>The proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

# Case Officer Report

## Site Location Plan





Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Water - Strategic Applications	No Objection
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	Env Health Belfast City Council	No Objection
Non Statutory	NIEA	No Objection
Non Statutory	Land and Resource Management	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	
Characteristics of the Site and Area		
1.0	Description of Proposed Development	

	The proposal seeks full permission for a single storey building for additional classroom space.
2.0	<p>Description of Site</p> <p>The site is located within an existing school complex accessed via the Whiterock Road. This consists of a primary school building roughly 'L' shaped in the north western corner of the site. The building is mostly two storeys with single storey elements and finished in brick and glazed panels. There are hard surfaced areas to the east of the building. Further to the east is a grassed area which is at a lower level than the school building and associated hard surfaced area.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p>Site History</p> <p>No relevant history</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>Regional Development Strategy (RDS);  Strategic Planning Policy Statement (SPPS)  PPS8: Open Space, Sport &amp; Outdoor Recreation;  PPS3: Roads Considerations;  Development Control Advice Note 15 Vehicular Access Standards</p>
5.0	<b>Statutory Consultee Responses</b>
	<p>Transport NI – no objections  NIEA – no objections  NI Water – no objections</p>
6.0	<b>Non Statutory Consultee Responses</b>
	Environmental Health – no objections
7.0	<b>Representations</b>
	The application has been neighbour notified and advertised in the local press. No representations have been received.
8.0	<b>Other Material Considerations</b>
	None
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- The principle of the extension and associated design at this site;</li> <li>- Impact on visual amenity / character of the area;</li> <li>- Impact on residential amenity;</li> <li>- Impact on open space.</li> </ul>
9.2	The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight

	<p>the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. There are no specific policies in relation to the extension of education facilities. The general principles of impact on amenity and suitable design set out above are therefore applicable. The SPPS states PPS8 remains applicable under 'transitional arrangements'. This applies to this case as part of the area to be developed for the extension would constitute open space defined in Annex A of PPS8. The site is not subject to any designations/zonings within BMAP.</p>
9.3	<p><u>Principle, Siting and Design</u></p> <p>There are no policy objections to an extension at this location subject to acceptable detail considerations. The proposed design is single storey and located to the front of the existing school building. The layout and topography of the site results in limited areas for extension improvements to the educational facility. The design is subordinate in scale and massing to the main building and the fenestration and materials are sympathetic to the existing buildings. On balance, given the limited siting opportunities for an extension, I consider the proposal acceptable and that it would not adversely impact on the design or setting of the existing building.</p>
9.4	<p><u>Impact on amenity</u></p> <p>In relation to amenity, the proposal will not unacceptably impact upon the amenity on neighbouring properties in terms of overshadowing and loss of light, overlooking, dominance, or noise or other disturbance given the existing use of the site and the separation distances available to neighbouring residential properties, also taking account of the urban location of the site. Environmental Health has no objections to the proposal in terms of noise and associated matters.</p>
9.5	<p><u>Impact on Open Space</u></p> <p>Policy OS1 PPS8 is applicable to this case and states that proposals will not be permitted which would result in the loss of existing or zoned open space. The proposal includes a small sloped area adjacent to a grassed playing area/pitch. The policy states that an exception will be permitted where the proposal will bring about substantial community benefits. There is a further exception detailed however I do not consider this applicable in this case. In this case the layout proposed will not significantly encroach into the open space area or comprise the function of the space. Taking account of the siting restrictions within the grounds, and the benefits to pupils and associated community that would derive from an improved school facility; the proposal is considered compliant with PPS8 requirements.</p>
9.6	<p><u>Access, traffic and parking</u></p> <p>In relation to access, traffic and parking issues, Transport NI has no objections to the proposal and this is determining in relation to these matters.</p>
9.7	<p>Consultees and Representations</p> <p>No consultees have any objections to the proposal and no representations have been received.</p>
10.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
11.0	<p>Conditions</p>



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.

2. No development including site clearance works, lopping, topping or felling of trees, shall take place until detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers have been submitted to and approved in writing by Belfast City Council Local Planning Authority.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design.

3. All hard and soft landscape works shall be completed in accordance with the details to be agreed under condition 2 above, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS within the next planting season following the occupation of the building hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Belfast City Council Local Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. The applicant shall prior to occupation of the development provide for approval by Belfast City Council a verification report. The report shall demonstrate that the development has incorporated the design details specified within the WYG Ground Gas and Vapour Remedial Strategy reference A090932, August 2015.

Reason: Protection of human health.

6. 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 Belfast City Council 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

	<p>be agreed, and subsequently implemented and verified to the Councils satisfaction.</p> <p>Reason: Protection of human health.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	14th November 2014
<b>Date First Advertised</b>	28th November 2014
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 1 Carnmore Place,Ballymurphy,Belfast,Antrim,BT12 7FU, The Owner/Occupier, 1 Whiterock Grove,Ballymurphy,Belfast,Antrim,BT12 7RQ, The Owner/Occupier, 11 Whiterock Grove,Ballymurphy,Belfast,Antrim,BT12 7RQ, The Owner/Occupier, 137 Norglen Parade,Ballymurphy,Belfast,Antrim,BT11 8DS, The Owner/Occupier, 139 Norglen Parade,Ballymurphy,Belfast,Antrim,BT11 8DS, The Owner/Occupier, 141 Norglen Parade,Ballymurphy,Belfast,Antrim,BT11 8DS, The Owner/Occupier, 143 Norglen Parade,Ballymurphy,Belfast,Antrim,BT11 8DS, The Owner/Occupier, 145 Norglen Parade,Ballymurphy,Belfast,Antrim,BT11 8DS, The Owner/Occupier, 147 Norglen Parade,Ballymurphy,Belfast,Antrim,BT11 8DS, The Owner/Occupier, 16 Whiterock Road,Ballymurphy,Belfast,Antrim,BT12 7FW, The Owner/Occupier, 17,Dermott Hill Park,Mount Alverno,Ballymurphy,Belfast,Antrim,BT12 7GL, The Owner/Occupier, 18 Whiterock Road Ballymurphy Belfast The Owner/Occupier, 181 Whiterock Road Ballymurphy Belfast The Owner/Occupier, 183 Whiterock Road Ballymurphy Belfast The Owner/Occupier, 185 Whiterock Road Ballymurphy Belfast The Owner/Occupier,</p>	

187 Whiterock Road Ballymurphy Belfast  
The Owner/Occupier,  
189 Whiterock Road, Ballymurphy, Belfast, Antrim, BT12 7FW,  
The Owner/Occupier,  
19, Dermott Hill Park, Mount Alverno, Ballymurphy, Belfast, Antrim, BT12 7GL,  
The Owner/Occupier,  
191-193, Whiterock Road, Ballymurphy, Belfast, Antrim, BT12 7FW,  
The Owner/Occupier,  
191-193, Whiterock Road, Ballymurphy, Belfast, Antrim, BT12 7FW,  
The Owner/Occupier,  
195 Whiterock Road, Ballymurphy, Belfast, Antrim, BT12 7FW,  
The Owner/Occupier,  
2 Carnmore Place, Ballymurphy, Belfast, Antrim, BT12 7FU,  
The Owner/Occupier,  
25, Dermott Hill Park, Mount Alverno, Ballymurphy, Belfast, Antrim, BT12 7GL,  
The Owner/Occupier,  
27, Dermott Hill Park, Mount Alverno, Ballymurphy, Belfast, Antrim, BT12 7GL,  
The Owner/Occupier,  
29, Dermott Hill Park, Mount Alverno, Ballymurphy, Belfast, Antrim, BT12 7GL,  
The Owner/Occupier,  
3 Whiterock Grove, Ballymurphy, Belfast, Antrim, BT12 7RQ,  
The Owner/Occupier,  
5 Whiterock Grove, Ballymurphy, Belfast, Antrim, BT12 7RQ,  
The Owner/Occupier,  
689 Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7FP,  
The Owner/Occupier,  
7 Whiterock Grove, Ballymurphy, Belfast, Antrim, BT12 7RQ,  
The Owner/Occupier,  
703-705, Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7FP,  
The Owner/Occupier,  
709 Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7FP,  
The Owner/Occupier,  
74 Ardmonagh Gardens, Ballymurphy, Belfast, Antrim, BT11 8DZ,  
The Owner/Occupier,  
784A Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7JD,  
The Owner/Occupier,  
794 Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7JD,  
The Owner/Occupier,  
796 Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7FQ,  
The Owner/Occupier,  
9 Whiterock Grove, Ballymurphy, Belfast, Antrim, BT12 7RQ,  
The Owner/Occupier,  
Unit 2, Kelly's Corner, Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7FQ,  
The Owner/Occupier,



<b>Drawing Numbers and Title</b> 01, 02, 05, 06, 07, 08
<b>Notification to Department (if relevant):</b> N/A
<b>Representations from Elected members:</b> None