

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20/10/2015	Item Number:
Application ID: LA04/2015/0410/F	Target Date: 02/10/2015
Proposal: Erection of a new modular classroom building with integrated toilets, associated external steps, ramp access and bitmac path.	Location: Forge Integrated Primary School 20 Carolan Road Belfast BT7 3HE
Referral Route: Elected Member request to bring before Committee	
Recommendation:	Approval
Applicant Name and Address: Education Authority 40 Academy Street Belfast BT1 2NQ	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks full permission for a modular classroom at Forge Integrated Primary School, 20 Carolan Road. The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> • the acceptability of the proposal in terms of its scale, design and location. • the impact of the proposal on the amenity of the surrounding area. <p>The proposal has been assessed against the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 3 – Access, Movement and Parking (PPS 3) and is compliant with these policies.</p> <p>Transport NI and Environmental Health offered no objections.</p> <p>1 letter of objection was received in relation to noise and increased traffic.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved subject to conditions.</p>	

Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	No objections
Non Statutory	Env Health Belfast City Council	No objection in principle
Representations:		
Letters of Support	None Received	
Letters of Objection	1	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues:		
<ul style="list-style-type: none"> Proposal will result in additional traffic and noise adversely impacting on the neighbouring residential area 		
Characteristics of the Site and Area		
1.0	<p>Description of Proposed Development</p> <p>The proposal comprises the erection of a new modular classroom building to be situated on an existing area of hard standing facing the main school building. The proposed classroom is single storey, constructed of timber cladding, rectangle in shape with a flat roof constructed with aluminium cladding.</p> <p>The dimensions of the proposed building area set out below:</p> <p>12.8m long x 4.1m high x 7.5m wide</p> <p>Integral ancillary uses including a lobby, toilets and a store are proposed within the modular classroom building. A ramp and steps are also proposed.</p> <p>The surface surrounding the classroom will be replaced and renewed with a new bitmac surface. There will be a ramp to the front and an overhead canopy at the main entrance of the classroom. Steps are proposed to the side of the classroom providing an alternative access/exit.</p>	
2.0	<p>Description of Site</p> <p>The application site comprises the existing Forge Integrated Primary School, located on the Carolan Road in close proximity to Wellington College. The school is accessed via Carolan Road and Rosetta Avenue. The school is divided into separate blocks and buildings with one existing modular classroom on the site in close proximity to the proposed modular classroom. The grounds are bounded by residential properties at Moyallon Gardens/Annadale Avenue to the south and St. John's Park, St. John's Place and Rosetta Avenue to the east. Wellington College and playing fields are located to the immediate north and west.</p> <p>It is proposed to locate the modular classroom on an existing tarmac area in the south-eastern portion of Forge Integrated School site. The proposed classroom will face onto the main school building and back onto an existing grassed area within the school complex. The application site is bounded by iron railings and mature vegetation.</p>	

Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2012/0165/F – Alterations to existing car park and installation of a pedestrian gate incorporated into the boundary fence. Approved 06/03/2013 Z/2010/1634/F - Provision of a single storey mobile classroom. Approved 31/08/2011 Z/2009/0589/F - The provision of a single storey mobile. Approved 24/06/2009 Z/2008/2114/F – Installation of anti-vandal storage unit. Approved 26/11/2008 Z/2003/1643/F – Erection of a single storey two classroom block. Approved 05/09/2003</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
	4.1.1 Not zoned in BMAP
4.2	<p>SPPS, Planning Policy Statements:</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 3 – Access, Movement and Parking (PPS 3)</p>
5.0	Assessment
5.1	The proposal is considered to be in compliance with the development plan.
5.2	<p>The design is that of a typical prefabricated mobile classroom block which will be located within school grounds. It is considered that the proposed classroom will not adversely impact on the character or quality of the area or its relationship to the surrounding built environment and open space. The external walls, windows and roofing will not detract from the appearance of the surrounding area. The proposed modular classroom is considered to comply with design principles as set out in Strategic Planning Policy Statement for Northern Ireland (SPPS) (paragraphs 4.23 – 4.40)</p> <p>Public views of the proposed modular classroom will be available from St. Johns Park to the east of the site. The existing modular classroom and main school building are situated in close proximity to the proposed classroom and the siting of the proposed modular classroom will enable it to visually group with the aforementioned buildings when viewed from the east.</p> <p>The proposed modular classroom is 21.5m from the nearest property (No. 23 St. John's Park) and it is considered that the proposal would have no adverse impact on adjoining residential properties.</p> <p>The total number of children attending the school which includes a nursery was 352 in the last academic year (2014/2015). The intake for the current academic year (2015/2016) is 371 pupils, an increase of 19 (6.25%). The nursery accommodates 48 children on site in a morning and afternoon session.</p> <p>Transport NI were consulted regarding the proposal and offered no objections. Whilst the proposed increase in pupil numbers may result in an increase in traffic it is considered that this would be minimal and would not cause a detrimental impact on the neighbouring</p>

	<p>residential properties along Rosetta Avenue or Carolan Road. The proposal complies with Planning Policy Statement 3 – Access, Movement and Parking (PPS 3).</p> <p>The objection received also raised concerns regarding an increase in noise. Environmental Health was consulted regarding this proposal and advised no objection in principle. The nature of schools will always attract traffic coming and going and children playing /circulating around the school will generate a certain amount of noise. However this is not considered to have a detrimental impact on neighbouring residential amenity. In summary no weight is attached to the concern regarding an increase in noise.</p> <p>The proposal complies with Strategic Planning Policy Statement for NI (SPPS) and is considered acceptable in terms of respecting the amenity, character and quality of the area. The proposal will not impact on the neighbouring properties privacy or amenity. The design of the classroom will not detract from the appearance of the surrounding area. The increase in primary school children will not have a detrimental impact on neighbouring properties in relation to traffic or noise issues</p>
5.3	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
6.0	Summary of Recommendation: Approval
7.0	<p>Conditions</p> <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.</p> <p>Reason: Time Limit.</p>
8.0	<p>Notification to Department (if relevant)</p> <p>Not required</p>
9.0	<p>Representations from Elected members:</p> <p>None</p>

ANNEX	
Date Valid	29th May 2015
Date First Advertised	3rd July 2015
Date Last Advertised	4th September 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Green Lane, Belfast</p> <p>The Owner/Occupier, 1 Moyallon Gardens Galwally Belfast</p> <p>The Owner/Occupier, 1 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 10 St John's Place Ballynafof Belfast</p> <p>The Owner/Occupier, 11 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 11 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 13 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 13 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 15 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 15 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 16 Carolan Road,Ballynafof,Belfast,Down,BT7 3HE,</p> <p>The Owner/Occupier, 17 Annadale Avenue Galwally Ballynafof</p> <p>The Owner/Occupier, 17 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 17 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 18 Carolan Road Ballynafof Belfast</p> <p>The Owner/Occupier, 19 Annadale Avenue Galwally Ballynafof</p> <p>The Owner/Occupier, 19 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 19 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 2 Green Lane, Belfast</p> <p>The Owner/Occupier, 2 Moyallon Gardens Galwally Belfast</p> <p>The Owner/Occupier, 21 Annadale Avenue Galwally Ballynafof</p> <p>The Owner/Occupier, 21 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 21 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 21A St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 23 Annadale Avenue Galwally Ballynafof</p> <p>The Owner/Occupier, 23 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 23 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 25 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 25 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 27 Annadale Avenue Galwally Ballynafof</p> <p>The Owner/Occupier, 27 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 27 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 27B Annadale Avenue,Galwally,Ballynafof,Belfast,Down,BT7 3JJ,</p> <p>The Owner/Occupier, 27C Annadale Avenue,Galwally,Ballynafof,Belfast,Down,BT7 3JJ,</p> <p>The Owner/Occupier, 27D Annadale Avenue,Galwally,Ballynafof,Belfast,Down,BT7 3JJ,</p> <p>The Owner/Occupier, 29 Rosetta Avenue,Ballynafof,Belfast,Down,BT7 3HG,</p> <p>The Owner/Occupier, 29 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 29 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 3 Green Lane, Belfast</p> <p>The Owner/Occupier, 3 Moyallon Gardens Galwally Belfast</p> <p>The Owner/Occupier, 3 St. Johns Park Ballynafof Belfast</p> <p>The Owner/Occupier, 31 St John's Place,Ballynafof,Belfast,Down,BT7 3HA,</p> <p>The Owner/Occupier, 33 St John's Place Ballynafof Belfast</p> <p>The Owner/Occupier, 34 Rosetta Avenue,Ballynafof,Belfast,Down,BT7 3HG,</p>	

Una Lernihan, 34, Rosetta Avenue, Belfast, Down, Northern Ireland, BT7 3HG
 The Owner/Occupier, 36 Rosetta Avenue, Ballynafoy, Belfast, Down, BT7 3HG,
 The Owner/Occupier, 34A Rosetta Avenue, Ballynafoy, Belfast, Down, BT7 3HG,
 The Owner/Occupier, 35 St John's Place Ballynafoy Belfast
 The Owner/Occupier, 37 St John's Place Ballynafoy Belfast
 The Owner/Occupier, 39 St John's Place Ballynafoy Belfast
 The Owner/Occupier, 4 Green Lane, Belfast
 The Owner/Occupier, 4 Moyallon Gardens Breda Belfast
 The Owner/Occupier, 41 St John's Place Ballynafoy Belfast
 The Owner/Occupier, 43 St John's Place Ballynafoy Belfast
 The Owner/Occupier, 5 St. Johns Park Ballynafoy Belfast
 The Owner/Occupier, 5a Carolan Road, Belfast
 The Owner/Occupier, 5b Carolan Road, Belfast
 The Owner/Occupier, 5c Carolan Road, Belfast
 The Owner/Occupier, 5d Carolan Road, Belfast
 The Owner/Occupier, 7 St. Johns Park Ballynafoy Belfast
 The Owner/Occupier, 8 St John's Place Ballynafoy Belfast
 The Owner/Occupier, 9 St John's Place, Ballynafoy, Belfast, Down, BT7 3HA,
 The Owner/Occupier, 9 St. Johns Park Ballynafoy Belfast
 The Owner/Occupier, Apartment 1, 23A Annadale Avenue, Galwally, Ballynafoy, Belfast, Down, BT7 3JJ,
 The Owner/Occupier, Apartment 2, 23A Annadale Avenue, Galwally, Ballynafoy, Belfast, Down, BT7 3JJ,
 The Owner/Occupier, Apartment 3, 23A Annadale Avenue, Galwally, Ballynafoy, Belfast, Down, BT7 3JJ,
 The Owner/Occupier, Apartment 4, 23A Annadale Avenue, Galwally, Ballynafoy, Belfast, Down, BT7 3JJ,
 The Owner/Occupier, Flat 1 25 Annadale Avenue Galwally
 The Owner/Occupier, Flat 2 25 Annadale Avenue Galwally
 The Owner/Occupier, Flat 3 25 Annadale Avenue Galwally
 The Owner/Occupier, Flat 4 25 Annadale Avenue Galwally
 Fairholme Old Peoples Home, 29 Annadale Avenue, Belfast

Date of Last Neighbour Notification	23 RD September 2015
Date of EIA Determination	N/A
ES Requested	No

Summary of Consultee Responses
 Transport NI - No objections.
 Environmental Health - No objections.

Drawing Numbers and Title:

Drawing No. 01A - Site Location Plan
 Drawing No. 02A - Existing Site Layout/Block Plan
 Drawing No. 03A - Proposed Elevations A & B
 Drawing No. 04A - Proposed Elevations C & D
 Drawing No. 05A - Proposed Floor Plan
 Drawing No. 06A - Proposed Site Layout/Block Plan
 Drawing No. 07A - Proposed Site Works
 Drawing No. 08A - Proposed Site Sections

