

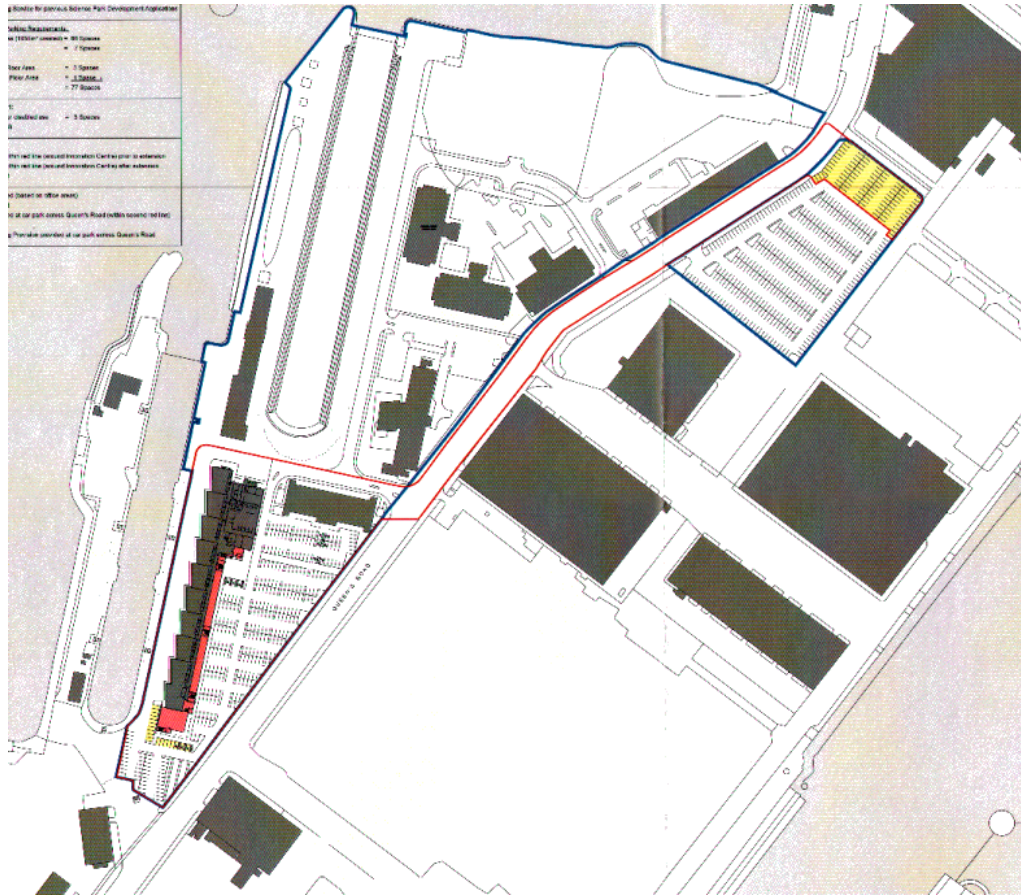
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2013/1511/F	
Proposal: Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.	Location: Northern Ireland Science Park Queen's Road Queen's Island Belfast BT3 9DT
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: Northern Ireland Science park Queen's Road Queens's Island Belfast BT3 9DT	Agent Name and Address: Samuel Stevenson and Sons 4 Greenwood Avenue Belfast BT4 3HR
Executive Summary:	
<p>The application seeks full planning permission for the proposed extension to the south-east and south to the existing building to create additional 2330 m2 lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.</p> <p>The main planning issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of the extension at this location; • Impact on the host building and character of the area; and • Traffic, movement and parking. <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is zoned as BHA 01 Mixed Use Site- Titanic Quarter. The principle of the extension is acceptable as it does no conflict with area plan designations</p> <p>The proposal has been assessed against the Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access, Movement and Parking, Planning Policy Statement 4: Planning and Economic Development; Planning Policy Statement 6: Planning, Archaeology and the Built Environment and Planning Policy Statement 15: Planning and Flood Risk.</p> <p>All Consultees offered no objections in principle with the scheme, subject to conditions. No letter of objections received.</p>	

The recommendation is to approve with conditions.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Existing building to be extended to the south-east and south to create additional x amount of m2 lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.</p>
2.0	<p>Description of Site</p> <p>The site is consists of the Northern Ireland Science Park, a three storey red brick, glazing and metal facade with associated car parking. The building is currently used for research and development use</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2007/1412/F- Construction of 3 No. 5 storey buildings with associated landscaping and car parking at Northern Ireland Science Park, Queen's Road, Belfast- Approval 12.06.2008.</p> <p>Z/2005/1842/F- Proposal: Construction of 3 no. buildings to provide accommodation for high growth, medium to large high technology companies and a landscaped courtyard with associated car parking at Northern Ireland Science Park, Queen's Road, Belfast- Approved 16.06.2006.</p> <p>Z/2001/0922/O- Proposal: Redevelopment of the site as a science park at Queens Road, Belfast 22.03.2002</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>SPPS</p> <p>Regional Development Strategy</p> <p>Strategic Planning Policy Statement for Northern Ireland</p> <p>Planning Policy Statement 2: Natural Heritage</p> <p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 4: Planning and Economic Development</p> <p>Planning Policy Statement 6- Planning Archaeology and the Built Environment</p>
5.0	Statutory Consultees
	<p>NIEA- Natural Environment Division</p> <p>NIEA- Protecting Historic Monuments- No Objections subject to conditions;</p> <p>NIEA- Waste Management- No Objection subject to conditions;</p> <p>Transport NI- No Objection</p> <p>Rivers Agency- No Objection</p> <p>NIWater- No Objection</p>
6.0	Non Statutory Consultees
	<p>Belfast City Council- EPU- No Objection subject to conditions</p> <p>Shared Environmental Services- No Objection subject to conditions</p>
7.0	Representations

	N/A
8.0	Other Material Consideration
	N/A
9.0	Assessment
	<u>Principle of Development</u>
9.1	The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan 2015 (BMAP 2015) and is zoned as BHA 01: Mixed Use Site- Titanic Quarter. The principle of development is acceptable given the proposal does not conflict with area plan designations.
9.2	Zoning BHA 01 sets out a number of key site requirements including the uses considered to be acceptable in Titanic Quarter. It states that Business uses Class B1 (a), (b) or (c) of the Planning Use Classes NI 2015 is considered acceptable. The proposal is a mere extension to the existing business park building which falls within class B1, so is therefore considered acceptable.
9.3	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 paras 4.18-4.22 requires supporting sustainable economic growth whilst paras 4.23-7 stress the importance of good design. The SPPS states PPS4 remains applicable under 'transitional arrangements'
	<u>Scale, Massing and Design</u>
9.4	The design of the NISP building is distinctly maritime themed. Although a better design solution could be found which retains the maritime themed front elevation, the extension is considered acceptable. The extension to the southern portion of the building consists of a raised element mimicking the bow of a ship and is also considered acceptable given that it successfully marries into the existing building. The scale, massing and design is therefore considered to be acceptable.
	<u>Traffic and Parking</u>
9.5	The proposal has been assessed against PPS 3 and associated guidance. The proposal includes 2330 sq metres of lettable office space as an add onto the existing NISP building. Whilst Queens Road is private and is not adopted by DRD- Transport NI, consideration is required in regards to the car parking provision. Taking into account the car parking standards and having regard to the proposed additional floorspace as well as spaces lost to facilitate the proposed extension, it has been determined that 89 spaces are required. The applicant has provided 98 spaces, 300 metres north east of the application site as an add onto their existing car park accessed off Queens Road. The parking arrangements are therefore considered acceptable.
	<u>Impact on Historic Monument</u>
9.6	The proposal has been assessed against PPS 6: Planning, Archaeology and the Built Environment. The application site is just outside the Heritage Node of Alexandra Graving Dock. This is afforded protection under Article 5 of the Historic Monuments and Archaeological objects Order (NI) 1995 and also the provision of BH 1 of PPS 6.

9.7	<p>Following the submission of a Scheduled Monument Consent NIEA Historic Monuments Unit are satisfied that the proposal complies with BH 1 of PPS 6 and have furnished Belfast Planning Service with conditions.</p> <p><u>Flooding</u></p> <p>The proposal has been assessed against PPS 15: Planning and Flood Risk. As the application site is located within the Q200 Coastal Flood Plain further information was sought from the applicant including the submission of a Flood Risk Assessment, a warning evacuation plan and mitigation plan. Following the submission of these and following further consultation with Rivers Agency, it is considered that the proposal fully complies with PPS 15.</p> <p><u>Impact on Belfast Lough SPA and ASSI</u></p>
9.8	<p>The proposal has been assessed against PPS 2: Natural Heritage. The site is located close to Belfast Lough SPA/Ramsar and Belfast Lough Open Water SPA/ East Coast (NI) Marine SPA. Given its proximity to these designations the application had to be assessed against the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council. Having regard to the nature, scale, timing, duration and location of the project it is concluded that, provided that mitigation measures are conditioned in any planning approval, the proposal will not have an adverse effect on site integrity of any European site. The proposal therefore complies with legislation and PPS 2.</p>
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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>Reason: Time Limit.</p> <ol style="list-style-type: none"> 2. The 98 car parking spaces proposed at the north eastern location of the site shall be used solely for employees or visitors to the Northern Ireland Science Park. <p>Reason: To ensure there is adequate parking provision for the proposed use.</p> <ol style="list-style-type: none"> 3. A Construction Environmental Management Plan (CEMP) must be submitted to Belfast City Council Planning Department by the appointed contractor for agreement prior to any works commencing. This should include detail of all construction and earthworks to be undertaken and pollution prevention measures to be employed on site during construction works to prevent contamination/pollution entering Alexandra Dry Dock adjacent to the Northern Boundary of the site that could then enter Belfast Lough SPA/Ramsar and Belfast

Lough Open Water SPA/ East Coast (NI) Marine pSPA.

Reason: To ensure that the appointed contractor undertaking the work is well informed of all the risks associated with the proposal and is aware of the mitigation measures to be put in place during the construction phase. It will also ensure that the final CEMP has Council approval prior to any works commencing. Thus preventing any indirect adverse impacts on Belfast Lough SPA/Ramsar and Belfast Lough Open Water SPA/East Coast Marine pSPA conservation objectives/features.

4. No development or piling work should commence on site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. The Piling risk assessment should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

Reason: To negate the possibility of any adverse effects from preferential pathways created on contaminated land reaching any European Site.

5. No site works of any nature or development shall take place until a programme of archaeological work, has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

6. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for 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 site.

8. Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the Doran Consulting Report titled: '*Generic Quantitative Risk Assessment and Remediation Strategy – Proposed extension to the Innovation Centre Building, NI Science Park, Queen's Island,*

	<p><i>Belfast'</i> (dated May 2015 and referenced: 134013) have been implemented. The Verification 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 identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:</p> <p>a. The final site layout has been surfaced with hard standing with evidence presented as outlined in section 5.4 of the Doran Consulting report, dated May 2015, job no: 134013;</p> <p>b. That gas protection measures in line with CIRIA's C665 Characteristic Situation 2 have been incorporated into all new buildings on the site which include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A re-enforced concrete cast in-situ floor slab (suspended, non-suspended or raft) with at least 1200g DPM or a beam and block or a pre-cast concrete slab with a minimum 2000g DPM/reinforced gas membrane; <input type="checkbox"/> A proprietary gas resistant membrane installed and certified by a specialist contractor under CQA. All service entrance points, joints and penetrations must be identified and demonstrated to be sealed. <p>Reason: Protection of human health</p>
12.0	<p>Notification to Department (if relevant)</p> <p>N/A</p>
13.0	<p>Representations from Elected Members</p> <p>N/A</p>

ANNEX	
Date Valid	23rd December 2013
Date First Advertised	17th January 2014
Date Last Advertised	23rd October 2015
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 2,3-5,Milewater Basin,Queen'S Island,Belfast,Down,BT3 9AS, The Owner/Occupier, 20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, Citigroup White Star House, Care Of: Mervyn Watley (NISP), NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT The Owner/Occupier, Grant Electrical Services,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, H M S Caroline,Milewater Basin,Queen'S Island,Belfast,Down,BT3 9AD, The Owner/Occupier, Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, Shipbuilding Works,Queens Road,Queen'S Island,Antrim,Antrim,BT3 9DT, The Owner/Occupier, The Institute Of Electronics, Communications _ Information Technology (ECIT), Queen's University Of Belfast, NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT The Owner/Occupier, The Legacy Building, Care Of: Mervyn Watley (NISP) NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT The Owner/Occupier, Titanic Dock And Pump House, Care Of: Mervyn Watley (NISP), NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT The Owner/Occupier, UNIT 11,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, UNIT 11,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, UNIT 3 ELMBANK,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, UNIT 5 ELMBANK,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, UNIT 5,20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, UNIT 6,20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,</p>	

<p>The Owner/Occupier, UNIT 7,20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, Unit 2 Elmbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, Unit 2 Oakbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, Unit 4 Elmbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, Unit 6 Oakbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT, The Owner/Occupier, Unit 6,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,</p>	
Date of Last Neighbour Notification	15th January 2014
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: Z/2007/1412/F Proposal: Construction of 3 No. 5 storey buildings with associated landscaping and car parking. Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT03 9DT Decision: Decision Date: 12.06.2008</p>	
<p>Ref ID: Z/1997/0103 Proposal: Refurbishment and sub-division of existing vacant plumbing works to create 8 industrial units with office extension to unit no.1 Address: PHASE 3 CHANNEL COMMERCIAL PARK QUEENS ISLAND BELFAST BT3 Decision: Decision Date:</p>	
<p>Ref ID: Z/2005/0299/F Proposal: Erection of 1.2m high security fence around existing perimeter. Address: ECIT, Northern Ireland Science Park, Queen's Road, Belfast BT3 9DT Decision: Decision Date: 16.05.2005</p>	

Ref ID: Z/2007/1239/F

Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets

Address: Thompson Dock Pump House, Titanic Quarter, Belfast.

Decision:

Decision Date: 16.08.2007

Ref ID: Z/2007/1222/LB

Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets

Address: Thompson Dock Pump House, Titanic Quarter, Belfast

Decision:

Decision Date: 16.08.2007

Ref ID: Z/2000/2205/O

Proposal: Science Park (research driven centre for knowledge based industry)

Address: Queen's Road, Queen's Island, Belfast

Decision:

Decision Date: 12.04.2001

Ref ID: Z/2011/0118/F

Proposal: Erection of 2 no. film studios with associated ancillary accommodation and car-parking.

Address: site to north-east of existing 'Paint Hall' structure, Queen's Road, Titanic Quarter, Belfast,

Decision:

Decision Date: 21.11.2011

Ref ID: Z/2004/2695/F

Proposal: Construction of building No.3 (accommodation for hi-tech companies), infrastructure, associated car parking, landscaping and other ancillary works.

(Amendment to previous reserved matters, ref: Z/2003/0535/RM)

Address: Northern Ireland Science Park, Queens Road, Queens Island, Belfast.

Decision:

Decision Date: 17.02.2005

Ref ID: Z/2005/1435/A

Proposal: 6 x internally illuminated signs.

Address: White Star House, N.I. Science Park, Queens Road, Queens Island, Belfast.BT3 9DT

Decision:

Decision Date: 23.09.2005

Ref ID: Z/1998/1019

Proposal: Construction of 50 cubic metre spoil bay for waste transfer of excavated footway and carriageway material

Address: CLARENCE WORKS QUEENS ROAD BELFAST BT3

Decision:

Decision Date:

Ref ID: Z/2003/0535/RM

Proposal: Construction of building No.3 for high growth medium to large size high technology companies, infrastructure, associated car parking, landscaping and other ancillary work.

Address: Queens Road, Queens Island, Belfast, BT3 9DU

Decision:

Decision Date: 18.12.2003

Ref ID: Z/2006/2677/F

Proposal: Erection of an extension to the Innovation Centre to provide exhibition and information space.

Address: Land to the north of the Innovation Centre, Northern Ireland Science Park, Queens Road, Queens Island, Belfast

Decision:

Decision Date: 04.04.2007

Ref ID: Z/2001/0920/F

Proposal: Construction of phase 1 infrastructure, building, associated car parking, landscaping and other ancillary works for the Northern Ireland Science Park. Building to provide accommodation for high growth small to medium sized high technology companies.

Address: Queens Road, Queens Island, Belfast

Decision:

Decision Date: 19.11.2001

Ref ID: Z/2003/2564/F

Proposal: Removal of condition no 7 from planning permission ref Z/2001/0920/F, for innovation centre small/ medium technology companies.

Address: Innovation Centre, Queens Road, Queens Island, BT3 9DT

Decision:

Decision Date: 15.12.2003

Ref ID: Z/2000/2505

Proposal: Proposed mixed use development.

Address: Titanic Quarter, Belfast Harbour, Belfast BT3.

Decision:

Decision Date:

Ref ID: Z/2013/1509/F

Proposal: Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station

Address: Land East of Queen's Road and Northern Ireland Science Park, south of channel commercial park and west of Musgrave Channel Road, Queens Road, Queen's Island, Belfast,

Decision:

Decision Date:

Ref ID: Z/2013/1511/F

Proposal: Existing building to be extended to the south-east and south to create additional lettable work space.

Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT,

Decision:

Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: