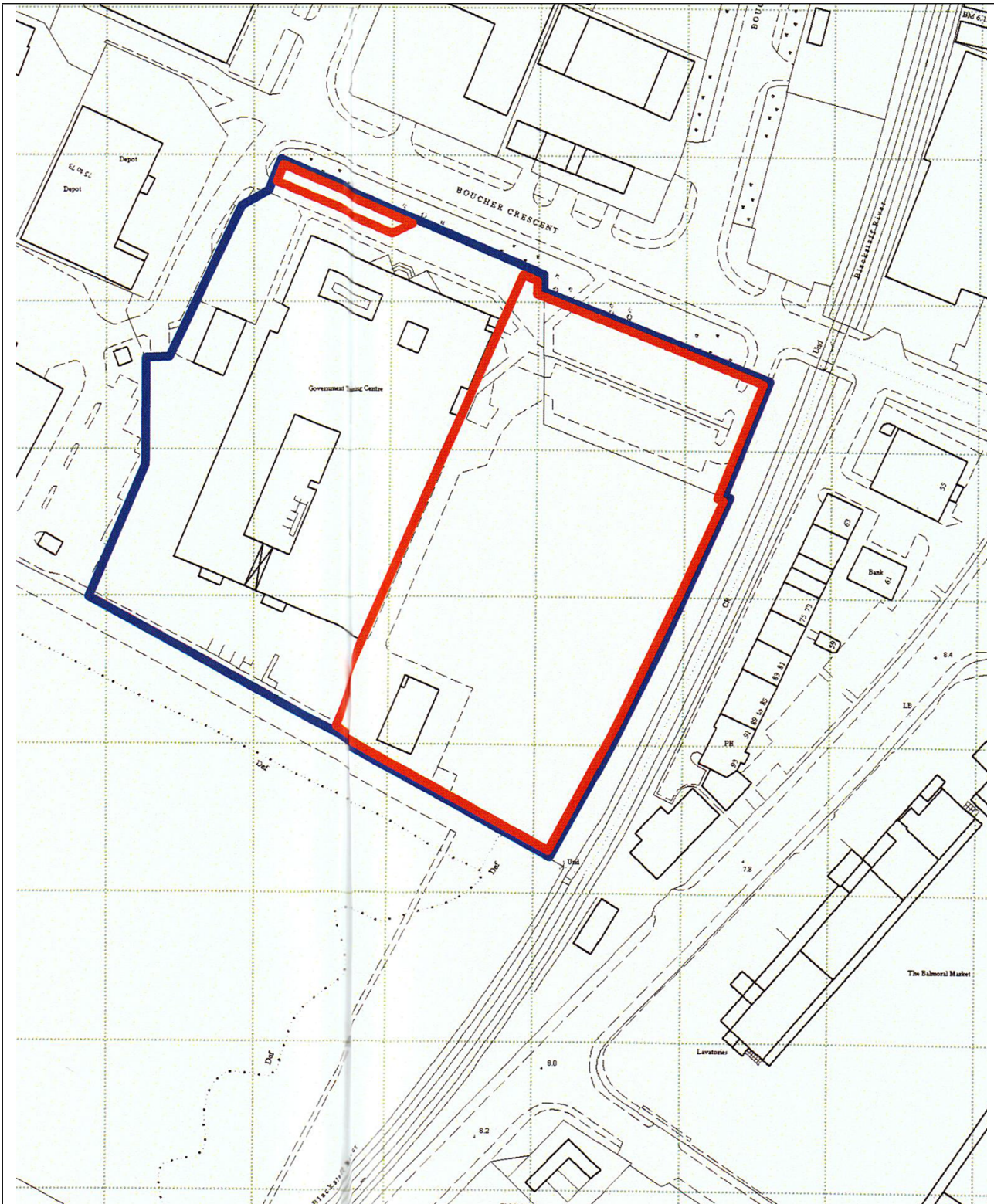


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 <sup>th</sup> December 2015	<b>Item Number:</b>
<b>Application ID:</b> LA04/2015/0185/F	<b>Target Date:</b>
<b>Proposal:</b> Development of new offices, workshop and stores, accommodation for NIFRS.	<b>Location:</b> Northern Ireland Fire and Rescue Service Training Centre 79 Boucher Crescent Belfast BT12 6HU
<b>Referral Route:</b>  Major application (site area greater than 1 hectare).	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Northern Ireland Fire and Rescue Service 1 Seymour Street Lisburn BT27 4S	<b>Agent Name and Address:</b> HLM Architects 10th Floor Causeway Tower 9 James Street South Belfast BT2 8DN
<b>Executive Summary:</b>  The application seeks full planning permission for the development of a new workshop, stores accommodation and ancillary office space for Northern Ireland Fire and Rescue Service.  The main issues to be considered in this case are - Is the use acceptable at this location - Is amenity of those who will use the facility and neighbours protected.  The site is located on unzoned land in the adopted BMAP 2015  Consultees have no objections.  No objections have been received from neighbours.  It is recommended that the application is approved with conditions.	

### Case Officer Report

**Site Location Plan**



**Consultations:**

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Add Info Requested
Statutory	NI Transport - Hydebank	Advice
Non Statutory	NI Water - Strategic Applications	Substantive Response Received

Statutory	Rivers Agency	Advice
Non Statutory	Env Health Belfast City Council	No Response
Statutory	NIEA	Advice
Statutory	NIEA	Content
Non Statutory	Env Health Belfast City Council	
Statutory	NI Transport - Hydebank	Content
<b>Representations:</b>		
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	<p><b>Description of Proposed Development</b> The works involve the development of a workshop and stores accommodation for NIFRS including ancillary office space. The new facility will combine/relocate existing NIFRS workshops and stores into this new facility.</p>
2.0	<p><b>Description of Site</b> The site is to the rear of Maplin on the Boucher Road. The site is surrounded by commercial buildings to the north and a river to the east. Boucher playing fields are to the south, and NHS logistic centre and a car repair facility to the west. The site itself is flat, rectangular and approximately 1.6 hectares. It is mainly used as a car park for the existing logistic centre situated on adjacent land owned and operated by Northern Ireland Fire and Rescue Service (NIFRS). There are a few sheds and storage buildings which will be removed to prepare the site for the new development , There are a number trees on the northern boundary which are to be retained as part of this application.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p><b>Site History</b> A Fire Brigade Training centre was approved at this site under Z/1997/0519/F, further development ancillary to the training centre was approved in 1998 (Z/1998/0003/F).</p>
4.0	<b>Policy Framework</b>
4.1	<p><b>Belfast Metropolitan Area Plan 2015</b>  The site is located in unzoned land in BMAP 2015.</p>
4.2	<p><b>SPPS</b> PPS3 Parking, Access and Movement PPS 4 Planning and Economic Development</p>
5.0	<p><b>Assessment</b> Policy PED1 of PPS4 Economic Development in Settlements</p>
5.1	The proposal is considered to be in compliance with the development plan.
5.2	<p>The Boucher Road and its environs are un-zoned. The nature, scale and form of this proposal (Use Class B2 light industrial &amp; B4 storage) are considered acceptable at this location and complies with Policy PED 1 of PPS4.</p> <p>The building follows the building line of the adjacent existing training centre, and building height is in line with adjacent properties therefore the visual impact of the development is acceptable.</p> <p>TransportNI are content that access arrangements and the site layout are acceptable.</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 for the following reasons.
6.0	<b>Summary of Recommendation: Approval</b>

7.0	<p>Conditions</p> <p>1. In keeping with Section 61 of the Planning Act ( Northern Ireland) 2011, the development will commence within 5 years of the date of this permission Reason: Time Limit.</p> <p>2. 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.</p> <p>3. The vehicular access, including visibility splays, shall be provided in accordance with the approved plan, prior to the commencement 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.</p> <p>4. The development hereby permitted will not be occupied until secure cycle parking facilities have been provided at the site. These facilities shall be permanently retained on site. Reason; To ensure acceptable cycling parking onsite and to ensure to encourage alternative modes of transport to the private car.</p> <p>5. All fuel storage tanks and associated infra-structure must be fully decommissioned and removed in line with current Pollution Prevention Guidance (PPG2 and PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process, Condition 6 will apply. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>6. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>7. Should unacceptable risks to the water environment be identified under Condition 6 and piling is employed as a foundation solution, no development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments 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". Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>8. After completing any remediation works under Condition 6 and 7; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. 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 the risks and achieving the remedial objectives. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
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	<p>9. Prior to the development commencing, the applicant must submit a detailed Remediation Strategy outlining the measures to be undertaken to ensure that lead impacted soils on-site does not pose a potential risk to human health and that all identified pollution linkages will be demonstrably broken. This Remediation Strategy must be submitted to Belfast City Council Planning Service and agreed in writing prior to any commencement of development for this site. Reason: Protection of human health</p> <p>10. In completion of the works and prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that all remedial measures identified in pursuit of Condition 1 have been implemented. The verification report shall demonstrate the successful completion of remediation works and that the site is now fit for the intended end-use (Commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.</p> <p>In particular, this Verification Report must demonstrate:</p> <ul style="list-style-type: none"> <li>• That the remediation measures outlined in the agreed Remediation Strategy have been implemented.</li> <li>• All Commercial Buildings have gas protection measures in line with CIRIA C665 Characteristic Situation 2.</li> </ul> <p>Reason: Protection of human health</p> <p>11. 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. Reason: Protection of human health</p>
8.0	Notification to Department (if relevant) N/A
9.0	Representations from Elected members: None.

<b>ANNEX</b>	
<b>Date Valid</b>	21st April 2015
<b>Date First Advertised</b>	26th June 2015
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification (all addresses)</b></p> <p>The Owner/Occupier, 49 Boucher Road Ballymurphy Belfast  The Owner/Occupier, 52 Boucher Road Malone Lower Belfast  The Owner/Occupier, 53 Boucher Road Ballymurphy Belfast  The Owner/Occupier, 55 Boucher Road Malone Lower Belfast  The Owner/Occupier, 58 Boucher Road Malone Lower Belfast  The Owner/Occupier, 61 Boucher Road Malone Lower Belfast  The Owner/Occupier, 61A Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6HU,  The Owner/Occupier, 63 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 65-67,Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 69 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HA,  The Owner/Occupier, 71 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 73-75 Boucher Centre,Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 73-75,Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6HU,  The Owner/Occupier, 77 Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6HU,  The Owner/Occupier, 77 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 79 Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6HU,  The Owner/Occupier, 79 Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6HU,  The Owner/Occupier, 79 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 81 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 83 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 85-87 Boucher Centre,Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 89 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 91 Boucher Road Malone Lower Belfast  The Owner/Occupier, 93 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 93 Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 93A Boucher Road,Malone Lower,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, 95-97 Boucher Road Malone Lower  The Owner/Occupier, 97-103,Boucher Road,Ballydownfine,Belfast,Antrim,BT12 6HR,  The Owner/Occupier, Unit 6,Enterprise House,Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HT,  The Owner/Occupier, Unit 7,Enterprise House,37 Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HU,  The Owner/Occupier, Unit 8,Enterprise House,37 Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HU,</p>	
<b>Date of Last Neighbour Notification</b>	25th November 2015

<b>Date of EIA Determination</b>	<b>3<sup>rd</sup> December 2015</b>
<b>ES Requested</b>	Yes /No
<b>Planning History</b>	
<p>Ref ID: Z/1989/0270          Proposal: Construction of warehouse for central storage and distribution          Address: BOUCHER CRESCENT (ADJACENT TO GOVERNMENT TRAINING CENTRE) BELFAST BT12          Decision:          Decision Date: 31.05.1989</p>	
<p>Ref ID: Z/1989/0570          Proposal: Construction of storage and distribution centre          Address: BOUCHER CRESCENT BELFAST BT12          Decision:          Decision Date: 05.09.1989</p>	
<p>Ref ID: Z/2014/0912/PREAPP          Proposal: New workshop and stores accommodation for NIFRS beside existing training centre building          Address: NIFRS Training Centre, 79 Boucher Crescent, Belfast, BT12 6HU,          Decision:          Decision Date:</p>	
<p>Ref ID: Z/2001/2781/F          Proposal: Replacement changing rooms (anti-vandal units).          Address: Boucher Road Playing Fields, Boucher Road, Belfast, BT12 6HR          Decision:          Decision Date: 05.02.2002</p>	
<p>Ref ID: Z/1998/6115          Proposal: Proposed leisure development B.C.C Playing Fields (Boucher Road Playing Fields) Boucher Road Belfast BT12          Address: B.C.C Playing Fields (Boucher Road Playing Fields)          Decision:          Decision Date:</p>	
<p>Ref ID: Z/1974/0992          Proposal: CONSTRUCTION OF PLAYING FIELDS          Address: EAST BOG MEADOWS, BOUCHER ROAD          Decision:          Decision Date:</p>	



Ref ID: Z/2006/0424/A  
Proposal: Illuminated light box.  
Address: Brigade Training Centre, 79 Boucher Crescent, Ballymurphy, Belfast, BT12 6HU  
Decision:  
Decision Date: 02.05.2006

Ref ID: Z/1997/0519  
Proposal: Proposed Fire Brigade Training Centre.  
Address: GOVERNMENT TRAINING CENTRE, BOUCHER CRESCENT, BELFAST BT12  
Decision:  
Decision Date:

Ref ID: Z/1998/0003  
Proposal: Erection of Training Building, Breathing Apparatus House and 2 No Drill Towers.  
Address: GOVERNMENT TRAINING CENTRE BOUCHER CRESCENT BELFAST BT12  
Decision:  
Decision Date:

Ref ID: Z/2003/1044/F  
Proposal: Enclosed storage area under existing external canopy to the side of the building.  
Address: CSA Warehouse, Boucher Crescent, Boucher Road, Belfast  
Decision:  
Decision Date: 17.06.2003

Ref ID: Z/2003/0581/A41  
Proposal: Enclosed storage area under external canopy of existing warehouse  
Address: CSA Warehouse, Boucher Crescent, Belfast  
Decision:  
Decision Date:

Ref ID: Z/2008/1096/F  
Proposal: New modular transient storage building adjacent to existing building within compound.  
Address: Regional Supplies Service, 77 Boucher Crescent, Ballymurphy, Belfast, Northern Ireland, BT12 6HU  
Decision:  
Decision Date: 23.07.2008

Ref ID: Z/2010/1667/F

Proposal: New modular transient storage building adjacent to warehouse for equipment and plant storage

Address: Regional Supplies Service, 77 Boucher Crescent, Belfast, BT12 6HU,

Decision:

Decision Date: 25.05.2011

Ref ID: Z/2012/0682/F

Proposal: Erection of ball catch fencing of 30 metres in length and palladin fencing of 53 metres in length, located within the BCC sports fields to provide protection to site boundary (Amended description).

Address: Boucher Road Playing Fields, Boucher Road, Belfast, BT12,

Decision: PG

Decision Date: 03.09.2012

Ref ID: Z/2009/1542/F

Proposal: Erection of steel storage unit.

Address: Boucher Road Playing Fields, Boucher Road, Belfast, BT12 6HR.

Decision:

Decision Date: 30.12.2009

Ref ID: Z/2010/0218/F

Proposal: New modular transient storage building adjacent to warehouse for equipment and plant storage.

Address: Regional Supplies Service, 77 Boucher Crescent, Belfast, BT12 6HU

Decision:

Decision Date: 02.06.2010

Ref ID: Z/1997/6044

Proposal: Leisure development Boucher Road -Playing fields

Address: Boucher Road

Decision:

Decision Date:

Ref ID: LA04/2015/0185/F

Proposal: Development of new offices, workshop and stores, accommodation for NIFRS.

Address: Northern Ireland Fire and Rescue Service Training Centre, 79 Boucher Crescent Belfast, BT12 6HU,

Decision:

Decision Date:

**Drawing Numbers and Title 01, 02, 03, 04, 05, 06**

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department: