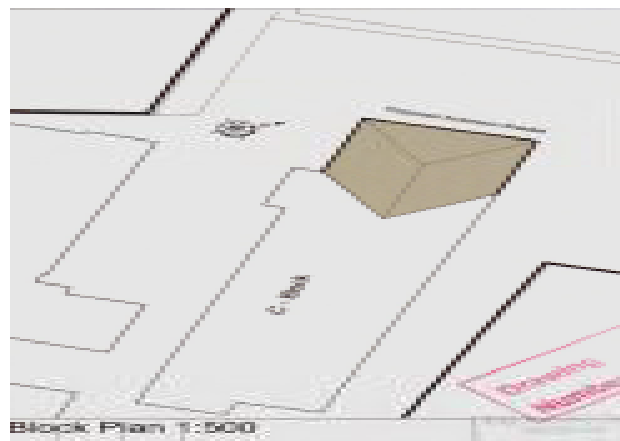


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 Dec 2015	Item Number:
Application ID: Z/2014/1536/F	Target Date: 26 th February 2015
Proposal: Two storey extension to existing classroom block at rear of school	Location: St Malachy's College 36 Antrim Road Belfast
Referral Route: Committee - Major application	
Recommendation:	Approval
Applicant Name and Address: The Board Of Trustees St Malachy's College 36 Antrim Road Belfast BT15 2AE	Agent Name and Address: McLean & Forte Partnership 37 Malone Road Belfast BT9 6RX
<p>Executive Summary:</p> <p>The application seeks full planning permission for the erection of a two storey extension to an existing two storey classroom block</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on neighbouring properties; • Impact on traffic flow; • Impact on listed building <p>The principle of an extension to the classroom block is considered acceptable; it is compatible with the existing land use, there are no impacts on traffic to the site, on the listed building on the site and on neighbouring dwellings.</p> <p>The site is located within the development limits for Belfast and on land with no specific zoning. The proposal has been assessed against the Strategic Planning Policy Statement & Planning Policy Statement 6 in respect of the listed building. The proposal is in accordance with BMAP and with relevant policy and guidance.</p> <p>Consultees have no objection</p> <p>No representations have been received</p> <p>It is recommended that the application is approved with a condition.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	No Objection
Non Statutory	Protecting Historic Monuments	No Objection
Non Statutory	NI Transport - Hydebank	No Objection

Non Statutory	Protecting Historic Buildings	No objection
Non Statutory	Land and Resource Management	No Objection
Non Statutory	Env Health Belfast City Council	Add Info Requested
Non Statutory	Env Health Belfast City Council	Substantive Response Received – 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	
<p>Summary of Issues Impacts on; character of site and surrounding area; on the listed building within the site and on neighbouring land uses.</p>		
<p>Characteristics of the Site and Area</p> <p>1.0 Description of Proposed Development</p> <p>1.1 The proposal is for the erection of a two storey extension to an existing classroom block. The materials to be employed in the construction of the extension are to match those of the host building, red facing brick and concrete roof tiles.</p> <p>2.0 Description of Site</p> <p>2.1 The site is contained within the grounds of an existing school; the school contains a mix of building types from different eras, ranging from a listed building to more modern buildings. Most of the buildings are at least two storeys in height. The site is located to the side of one of the more modern units built in the early 1990s and is finished in red facing brick with a concrete tile roof. The surrounding topography is mainly flat and finished in hard-standing being used for car parking and play area. The site is characterised by the educational use, the school grounds being enclosed by high perimeter walling separating it from the surrounding land use of housing and an old gaol building which is now a museum/tourist attraction.</p>		
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>3.0 <u>Site History</u></p> <p>3.1 There have been a number of planning applications approved on the site previously which will be detailed later in this report. However, none appear to be of significant relevant to this proposal.</p> <p>4.0 <u>Policy Framework</u></p> <p>4.1 Belfast Metropolitan Area Plan 2015 - Site is located within the existing settlement/development limit with no particular zoning though it is adjacent to land zoned for mix use development and land zoned for health use.</p> <p>4.2 Strategic Planning Policy Statement</p> <p>4.3 Planning Policy Statement 3 - Access, Movement and Parking</p>		

4.4 Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage
Planning Policy Statement 8 – Open space, Sport and Outdoor Recreation

5.0 Statutory Consultees Responses

5.1 DRD Transport NI – no objection

5.2 NIEA Historic Building Unit – no objection

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – no objection

7.0 Representations

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

8.0 Other Material Considerations

8.1 N/A

9.0 Assessment

9.1 Area Plans

The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to other planning considerations detailed below.

9.2 SPPS

The SPPS requires development to comply with the Area plan, and to cause no harm to other areas of acknowledged importance. Areas of acknowledged importance in this case are the design of the proposal which may have impacts of the surrounding character of the area; impact on the neighbouring amenity and potential impacts on human health from ground contaminants and potential increase in noise levels.

9.3 Design

The design of the proposal is considered to be acceptable, the extension will match the height of the host building, two storeys, material finishes are also to match, red facing bricks, concrete roof tiles and aluminium windows. The extension will provide an additional 20% of floor space to the class room block which can be accommodated within the site without any unacceptable loss of amenity or open space.

9.4 Contamination

Environmental Health is satisfied, having considered contamination reports that there are currently no potential risks to human health. An informative has been suggested for the decision notice should any pollutants be discovered during building operations.

Environmental Health raised no issues in respect of potential for noise or nuisance.

9.5 Traffic and Transport

Transport NI are content that the extension will not lead to an intensification of the use and will not affect access and parking and offered no objections

9.6 Listed Building

In regards to Planning Policy Statement 6 NIEA were consulted, after consideration they offered no objection to the proposal. It is considered that the extension will have no impact on the listed building or the setting of the listed building on site.

In terms of the scale, massing and overall appearance the new extension is acceptable.

10.0 Recommendation

The proposal is in accordance with BMAP, the relevant policy context and other material considerations as set out above. The proposal is considered acceptable and planning permission is recommended subject to conditions.

Approve subject to conditions set out below.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval

Conditions

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.

Informatives

1. Clean Neighbourhoods and Environment Act (Northern Ireland) 2011

Should any unforeseen ground contamination be encountered during the development, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (*Model Procedures for the Management of Land Contamination* - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

2. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

ANNEX	
Date Valid	13th November 2014
Date First Advertised	28th November 2014
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses) The Owner/Occupier, 2 Vicinage Place, Town Parks, Belfast, Antrim, BT14 6TW, The Owner/Occupier, 22 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 24 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 26 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 28 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 30 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 32 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 34 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 36 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 38 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 4 Vicinage Place, Town Parks, Belfast, Antrim, BT14 6TW, The Owner/Occupier, 40 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 42 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 44 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 46 Vicinage Park, Town Parks, Belfast, Antrim, BT14 6BA, The Owner/Occupier, 6 Vicinage Place, Town Parks, Belfast, Antrim, BT14 6TW, The Owner/Occupier, 8 Vicinage Place, Town Parks, Belfast, Antrim, BT14 6TW,</p>	
Date of Last Neighbour Notification	25th November 2014
Date of EIA Determination	N/A
ES Requested	N/A

Planning History

Ref ID: Z/2014/0672/LBC

Proposal: Refurbishment of Reception Area (Retrospective) and new internal passenger lift.

Address: St Malachy's College, 36 Antrim Road, Belfast, BT15 2AE,

Decision: CG

Decision Date: 19.11.2014

Ref ID: Z/2014/1536/F

Proposal: Two storey extension to existing classroom block at rear of school

Address: St Malachy's College, 36 Antrim Road, Belfast,

Decision:

Decision Date:

Ref ID: Z/2012/0864/LBC

Proposal: Refurbishment and alterations to listed building to provide sixth form centre including forming new internal door openings, refurbishment of windows, roof and stonework repairs

Address: St Malachy's College Belfast, 36 Antrim Road, Belfast, BT15 2A,

Decision: CG

Decision Date: 07.01.2013

Ref ID: Z/2005/0956/F

Proposal: Provision of a detached garage within school grounds.

Address: St. Malachy's College, 36 Antrim Road, Belfast, Northern Ireland, BT15 2AE

Decision:

Decision Date: 08.07.2005

Ref ID: Z/1981/1048

Proposal: EXTENSION TO COLLEGE

Address: ST MALACHYS COLLEGE, ANTRIM ROAD

Decision:

Decision Date:

Ref ID: Z/2002/0451/F

Proposal: Disabled access lift, extension to existing CDT & Art block.

Address: St Malachy's College, 36 Antrim Road, Town Parks, Belfast, Northern Ireland, BT15 2AA

Decision:

Decision Date: 30.04.2002

Ref ID: Z/2012/0965/F

Proposal: Refurbishment and alterations to listed building to provide sixth form centre including forming new internal door openings, refurbishment of windows, roof and stonework repairs, new external door & steps

Address: St Malachy's College, 36 Antrim Road, Belfast, BT15 2AE,

Decision: PG

Decision Date: 07.01.2013

Summary of Consultee Responses TransportNI – no objection Environment Health – No objection NIEA Historic Building Unit – no objection
Drawing Numbers and Title
Drawing No. 01 Type: Site location Status: Submitted Drawing No. 03 Type: Proposed plans Status: Submitted
Notification to Department (if relevant) Date of Notification to Department: Response of Department:
Representations from Elected Members None