

Development Management Officer Report Committee Application

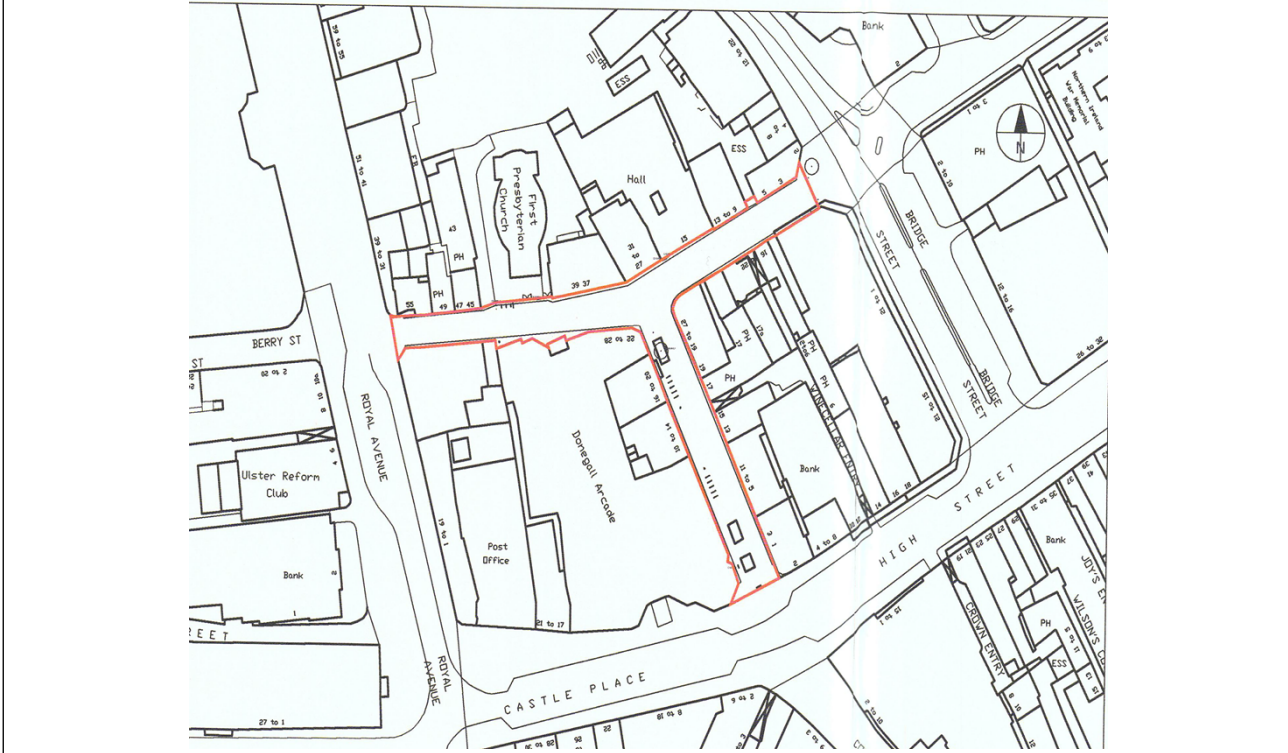
Summary	
Committee Meeting Date: 19 January 2016	
Application ID: LA04/2015/1539/F	
Proposal: Interim environmental improvement works focussing on the replacement or enhancement of the existing public realm to include: The replacement of existing paving with new high quality concrete paving, the enhancement of the existing asphalt with a decorative aggregate surface top dressing, new street furniture, replacement trees for the existing planter which is to be re-clad, and enhanced drainage. All in line with the Belfast streets ahead public realm master-plan for the city centre (DSD 2006) and the associated Design Guidelines.	Location: Lands including Rosemary and Lombard street in the city centre
Referral Route: Town Planning Committee - BCC is the applicant	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council	Agent Name and Address: AECOM 9th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
Executive Summary: The application seeks full planning permission for interim environmental improvement works to Rosemary Street and Lombard Street located within the City Centre Conservation Area. <ul style="list-style-type: none"> • The principle of re- development of the streetscape at this location • Impacts on the character of the Conservation Area; TransportNI was consulted and is satisfied with the proposal. Environmental Health and Conservation Area Officer have no objections subject to informatives. NIWater have no objections subject to conditions and informatives. <p style="margin-top: 10px;">The principle of upgrading the streetscape and improving the environment at this busy city centre location is acceptable and the development is to be welcomed. The details of the scheme in terms of finishes and materials and the use of street furniture is in keeping with other schemes approved in the city and will improve the overall quality of the environment in the Conservation Area.</p>	

No third party representations have been received.

The proposal is in accordance with BMAP, relevant planning policies and other material considerations. It is recommended that the development is approved subject to conditions as set out in case officer's report.

Case Officer Report

Site Location Plan



Consultations:

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

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

Summary of Issues

- The principle of re- development of the streetscape at this location
- Impacts on the character of the Conservation Area

Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The proposal is for interim environmental improvement works to Rosemary Street and Lombard Street Belfast. The works will involve the replacement of the current street surfaces with new coloured concrete paving and asphalt with a top coat of coloured aggregate. The works will also include the placement of new street furniture, bins and seating etc. and re-cladding of the existing street planter and new planting within.

2.0 Description of Site

2.1 The site is located within the City Centre limits as identified in BMAPO and within the City Centre Conservation Area. The area exhibits a mix of building types and uses, mainly retail. The streets are within a pedestrian zone with restricted vehicular access and are constructed mostly in asphalt hard-standing.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 None relevant

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.1.1 The site is located within the development limits of the city and zoned within the City Centre Conservation area and primary retail core.

4.2 Strategic Planning Policy Statement

5.0 Statutory Consultees Responses

5.1 NIWater – no objection

5.2 DRD transportNI – no objection with informative

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – no objection with informatives

6.2 BCC Conservation Area Officer – no objection

7.0 Representations

7.1 No third party comments have been received regarding the proposal. The proposal was advertised and neighbour notified twice due to change of address.

8.0 Other Material Considerations

8.1 N/A

9.0 Consideration

9.1 The proposal is considered to be in compliance with BMAP; the development is within the development limits for the city in an area zoned as both a Conservation Area and primary retail core. Surrounding land uses exhibit a mixture of land uses ranging from commercial office, bank, retail outlets and entertainment establishments.

9.2 Strategic Planning Policy Statement (SPPS)

The proposal complies with the requirements of SPPS in terms of complying with the

area plan and causing no demonstrable harm to the surrounding area and the design and layout to be of an acceptable standard.

Paragraph 3.8 of the SPPS requires permission to be granted where the development complies with the Area Plan and causes no demonstrable harm. The replacement street surfaces and new street furniture will have only positive impacts on the surrounding area and therefore complies with this section of the SPPS in that no demonstrable harm will be caused to the surrounding area.

9.3 SPPS paragraphs 4.23 – 4.30 Design/Layout

The layout of the area is governed by the existing street pattern and configuration and will remain unchanged by this proposal. The materials to be employed in the street improvements are considered to be acceptable with the existing paving being replaced with new quality paving. Submitted plans indicate that the paving is to be of a variety of colours. The works also include the removal of the existing asphalt with the replacement asphalt being top dressed with a decorative aggregate. The use of colour paving and asphalt will improve the appearance of the streets with the removal of large areas of black asphalt. The street furniture to be used in the improvement scheme matches those already being employed within other areas of the city that have previously been subject to improvement schemes.

9.4 Parking and Access

TransportNI having considered this proposal find it to be acceptable subject to the inclusion of informatives. The site being within the city centre ensures that there will be a level of disruption to pedestrians during the construction phase and a Construction Management Plan will be conditioned.

9.5 Potential Environmental impacts

BCC Environmental Health was also consulted and was content with the proposal offering no objection subject to the inclusion of an informative.

9.6 BCC planning Conservation Area Officer (CAO)

The CAO was consulted for comments on the proposal as the site falls within the City Centre Conservation Area. The CAO offered no objection to the proposal in principle but made reference to some materials proposed to be used, and stated that a preference for Mourne granite kerbs should be used. He also expressed a preference for the proposed seating to be moved to a location that would reflect a traditional location i.e. moved to paved area that represents a traditional pathway.

The works proposed are interim works and not a permanent public realm solution. Therefore the employment of materials of a quality below the high standard CAO would normally find appropriate is considered acceptable in the interim period. The location of the seating is also acceptable, Lombard Street is within the pedestrian precinct, the location of seating closer to the front of premises may form a hindrance to pedestrians using the premises fronting the street. Having considered the CAO comments and the interim nature of the proposal I am content that the proposal represents an improvement to the area and will not result in any harm to the Conservation Area and is therefore acceptable.

10.0 Summary of Recommendation

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable.

Approve with conditions as set out below.

Neighbour Notification Checked

Yes

Condition

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. Prior to commencement of any development hereby approved, a Construction Management Plan (CMP) shall be submitted for agreement in writing to Belfast City Council Planning Service. The development shall be constructed in accordance with the CMP.

Reason: In the interests of the safe and efficient movement of pedestrians within the area during the construction phase.

Informatives

1. The applicant is required to enter into a licence agreement with the Department for Regional Development TransportNI for the carrying out of works at Rosemary Street / Lombard Street. The licence agreement shall be issued through the Development Control Officer at TransportNI Eastern Division, Hydebank, 4 Hospital Road, Belfast, BT8 8JL, and the applicant should allow up to three months for completion of the licence. Accordingly, the applicant is advised to make an early personal application for the issue of the licence.

2. Implementation of the scheme shall not commence until the specification for surface materials has been agreed with the TransportNI Section Engineer whose address is: Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH.

3. Prior to implementation the applicant should ensure that no works by a street works undertaker are planned within the area of the scheme.

4. Prior to implementation the applicant should ensure that any agreement deemed necessary for the maintenance of seats, bollards, bins, cycle stands, planters, trees etc within the public road boundary is in place

5.CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 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.

ANNEX	
Date Valid	17th November 2015
Date First Advertised	18th December 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 4Urphone Ltd 45-47 Rosemary Street Belfast BT1 1QB</p> <p>The Owner/Occupier, ASM (B) Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM (LD) Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM (NI) Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM (O) Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM (Z) Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM Accountants Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM Belfast Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM FP Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM Financial Planning Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM Forensic Accounting Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, ASM Horwarth Horwarth House 20 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, American Holidays (NI) Limited Lomard House 10-20 Lombard Street Belfast BT1 1BW</p> <p>The Owner/Occupier, American Holidays 20 Lombard Street Belfast BT1 1RB</p> <p>The Owner/Occupier, Ann Summers 55 Rosemary Street Belfast BT1 1QB</p> <p>The Owner/Occupier, Avis Rent A Car Limited 11 Lombard Street Belfast BT1 1RB</p> <p>The Owner/Occupier, Beldon Properties Limited 10-12 Rosemary Street Belfast BT1 1QD</p> <p>The Owner/Occupier, Belfast College Of Training _ Education Ltd 10-12 Rosemary Belfast BT1 1QD</p> <p>The Owner/Occupier, Belfast Healthy Cities Project Limited Gordon House 22-24 Lombard Street Belfast BT1 1RD</p> <p>The Owner/Occupier,</p>	

Blu Restaurant Ltd 1 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
CCC Social Club 43A Rosemary Street Belfast BT1 1QB
The Owner/Occupier,
Cafe Uno 15 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Camelot Group PLC Lombard House 10-20 Lombard Street Belfast BT1 1BW
The Owner/Occupier,
Carly Bay Limited 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Carr's Flour Mills Limited 1 Lombard Street Belfast BT1 1BN
The Owner/Occupier,
Clements 37-39 Rosemary Street Belfast BT1 1QB
The Owner/Occupier,
Clements Coffee 37-39 Rosemary Street Belfast BT1 1QB
The Owner/Occupier,
Clerical Medical Investment Group Limited 42-44 Rosemary Street Belfast BT1 1QE
The Owner/Occupier,
Clerical Medical PEP Managers Limited 42-44 Rosemary Street Belfast BT1 1QE
The Owner/Occupier,
Co-Operative Group Ltd 1 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
Co-Operative Travel 1 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
Craig Estate Management (NI) LLP Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Craig Estates Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Croproco Limited 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Crystal Holidays Limited 22 Lombard Street Belfast BT1 1BH
The Owner/Occupier,
DSG Retail Limited Unit 1 Donegall Arcade Castle Place Belfast BT1 1GA
The Owner/Occupier,
Dedico Properties Limited 2nd Floor Gordon House 22-24 Lombard Street Belfast BT1 1RD
The Owner/Occupier,
Deli Lites Belfast Gordon House 22-24 Lombard Street Belfast BT1 1RD
The Owner/Occupier,
Donaghy Carey 45-47 Rosemary Street Belfast BT1 1QB
The Owner/Occupier,
Donegall Arcade Management 5-7 Donegall Aracde Castle Place Belfast BT1 1GA
The Owner/Occupier,
Dramaqueen 49A Rosemary Street Belfast BT1 1QB
The Owner/Occupier,
Emovin.co.uk Limited 2nd Floor Gordon House 22-24 Lombard Street Belfast BT1 1RD
The Owner/Occupier,
Empire Eating Houses Limited 19 Lombard Street Belfast BT1 1RB
The Owner/Occupier,

Euro Car Parks Limited 11 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
European Magazine Services Limited Lombard House 10-20 Lombard Street Belfast
BT1 1BW
The Owner/Occupier,
European Magazine Services Lombard House 10-20 Lombard Street Belfast BT1 1BW
The Owner/Occupier,
Ferris Jewellers Limited 7 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
First Presbyterian Church Rosemary Street Belfast BT1 1QB
The Owner/Occupier,
Forum For Alternative Belfast C.I.C. 11 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Franklin Properties Limited 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Fresh Garbage 24 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
GHDM Limited 1 Lombard Street BT1 1BN
The Owner/Occupier,
Game Stores Limited 5 Donegall Arcade Castle Place Belfast BT1 1PT
The Owner/Occupier,
Glenview Reproductions Limited 1 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Gregory Orr_ Co 1 Lombard Street Belfast BT1 1BN
The Owner/Occupier,
Hair Academy 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Hair Traffic Salon 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Hair Traffic Salons Group Limited 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Headliners Alpha House 3 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
Hill Samuel Asset Management International Limited 1 Lombard Street Belfast BT1 1BN
The Owner/Occupier,
Hopscotch Fashion Accessories Ltd 19 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Hotshots Coffee House 9 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
IFS Europe Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Include Youth Alpha House 3 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
Include Youths Alpha House 3 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
JPS (NI) Limited Horwarth House 20 Rosemary Street 20 Rosemary Street Belfast BT1
1QD
The Owner/Occupier,
Jaymax Developments Limited 101-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,

KEA Designer Sportswear (UK) Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Kathryn Homes (Ireland) Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Kilmegan Lane Management Company Ltd Scottish Widows Building 1-3 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
La Mirage Ltd Gordon House 22-24 Lombard House Belfast BT1 1RD
The Owner/Occupier,
Lamp Group Alpha House 3 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
Landmark 1 1 Lombard Street Belfast BT1 1BN
The Owner/Occupier,
Law Society (NI) Financial Advice Limited Lombard House 10-12 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Lesmac Securities Limited 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Liberty Blue 19 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Lightwell (NI) Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Limestone Youth Training Project Limited 10-12 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Lisa Hair Design 24 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
London Life Linked Assurances Limited Alpha House 3 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
London Life Managed Funds Limited Alpha House 3 Rosemary Street Belfast BT1 1QA
The Owner/Occupier,
Longville Limited 11 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Lunn Poly Limited 13 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
M_S 3 Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
MSL Search And Selection Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
McNeilly 7 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Merchant Warehouse (NI) Ltd Horwarth House 20 Rosemary Street Belfast BT1 1QD
The Owner/Occupier,
Mindmill 22-24 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Monico 17 Lombard Street Belfast BT1 1RB
The Owner/Occupier,
Netwatch System Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD

The Owner/Occupier,
 Offshore Investment Lombard House 10-20 Lombard Street Belfast BT1 1BW
 The Owner/Occupier,
 Olenick Global Ltd 5th Floor 1-3 Lombard Street Belfast BT1 1BN
 The Owner/Occupier,
 Oratorio Developments Limited 10-12 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Oxfam 10-12 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Oxfam 22 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Partytable Ltd Horwarth House 20 Rosemary House Belfast BT1 1QD
 The Owner/Occupier,
 Phone Inc Limited 9 Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 Phone Ltd 9 Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 Pyro-Sist Ltd 45-47 Rosemary Street Belfast BT1 1QB
 The Owner/Occupier,
 RIIS (NI) Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Racom Sales Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Red Barn Gallery 43B Rosemary Street Belfast BT1 1QB
 The Owner/Occupier,
 Redbrook Limited Alpha House 3 Rosemary Street Belfast BT1 1QA
 The Owner/Occupier,
 Retail Travel Limited Gordon House 22-24 Lombard Street Belfast BT1 1RD
 The Owner/Occupier,
 Salamanader A.V. Limited Horwarth House 20 Rosemary House Belfast BT1 1QD
 The Owner/Occupier,
 Sarnies 35 Rosemary Street Belfast BT1 1QB
 The Owner/Occupier,
 Scottish Mutual Assurance Society Limited 11 Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 Scottish Widows Fund And Life Assurance Society Scottish Widows Building 1-3
 Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 Shuropody Unit 16 Donegall Arcade Castle Place Belfast BT1 1GA
 The Owner/Occupier,
 Socialist Party 13 Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 Sperrin Knitted Company Limited 11 Lombard Street Belfast BT1 1RD
 The Owner/Occupier,
 Stanvale Limited 10-12 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Suitor Menswear 4A Rosemary Street Belfast BT1 1QB
 The Owner/Occupier,
 TK Maxx Limited Donegall Arcade Castle Place Belfast BT1 1GA
 The Owner/Occupier,

TUI UK Limited 13 Lombard Street Belfast BT1 1RH
 The Owner/Occupier,
 Tavelmood 22-24 Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 The Academy 10-12 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 The International Billiards And Snooker Federation Horwarth House 20 Rosemary Street
 Belfast BT1 1QD
 The Owner/Occupier,
 The Limestone Trust Limited 10-12 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 The Nut-Meg 9A Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 The Post Republic UK Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Ticket Shop (NI) Limited Scottish Widows Building 1-3 Lombard Street Belfast BT1 1RB
 The Owner/Occupier,
 Travelmood 11 Lombard Street Belfast BT1 1RD
 The Owner/Occupier,
 Ulster Bank Limited Lombard House 10-20 Lombard Street Belfast BT1 1BH
 The Owner/Occupier,
 Vi-Able Corporate Services Limited Alpha House 3 Rosemary Street Belfast BT1 1QA
 The Owner/Occupier,
 WW Realisation 1 Limited 11 Lombard Street Belfast BT1 1RD
 The Owner/Occupier,
 Wavteq Limited Horwarth House 20 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Whiskin Limited 10-12 Rosemary Street Belfast BT1 1QD
 The Owner/Occupier,
 Wilfit Stores (Abbey) Limited 7 Lombard Street Belfast BT1 1RB

Date of Last Neighbour Notification

18th December 2015

Date of EIA Determination**ES Requested**

No

Planning History

None relevant

Summary of Consultee Responses

Drawing Numbers and Title
Drawing No. 01 Type: site location maps Status: Submitted Drawing No. 02 Type: finishing details Status: Submitted Drawing No. 03 Type: finishing details Status: Submitted
Notification to Department (if relevant) Date of Notification to Department: Response of Department:
Representations from Elected Members: None