

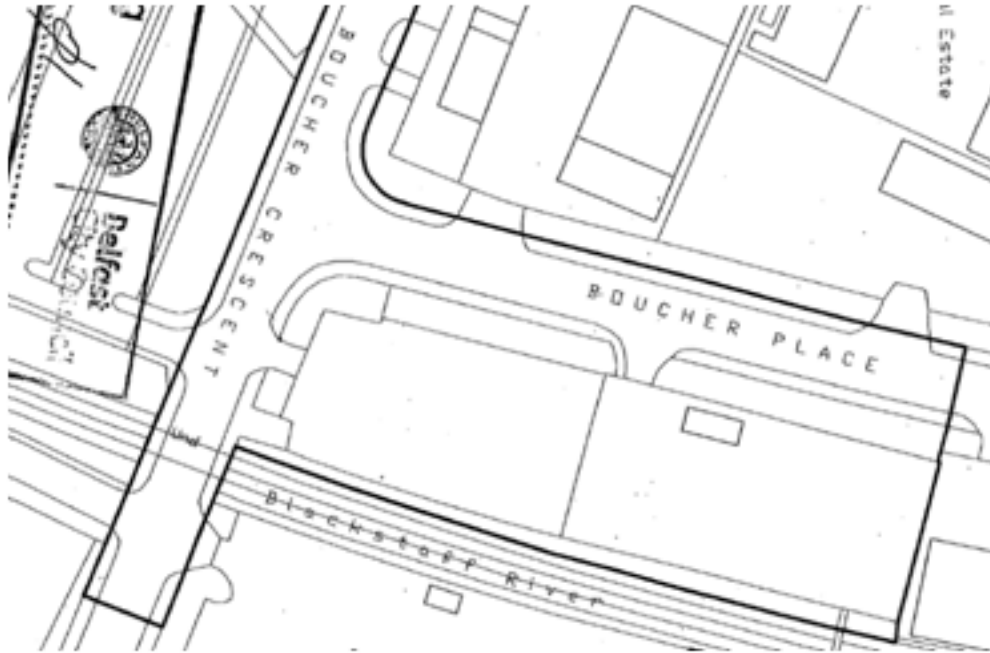
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 January 2016	
Application ID: LA04/2015/0144/RM	
Proposal: Proposed relocation of office buildings and associated parking	Location: Site between Boucher Place and Blackstaff River Belfast Count Antrim
Referral Route: Town Planning Committee – Site is within land control by BCC	
Recommendation:	Approval
Applicant Name and Address: Gilbert Ash Ltd c/o agent	Agent Name and Address: Ostick and Williams Ltd 14 Edgewater Road Belfast BT3 9JQ
Executive Summary: The principle of an office building on this site was established under Outline planning application Z/2011/0358/O this application is to assess matters reserved under that application. This application therefore is to consider the details as reserved in respect of the siting, design and external appearance of the buildings, the landscaping and the associated car parking on site. <ul style="list-style-type: none"> • Acceptability of the detailed design, position of the building on site, materials • Parking arrangements No third party representations have been received. The location of the building on the site, its design, finish and materials are considered acceptable. TransportNI was consulted and is satisfied with the proposed layout, access and parking arrangements. Environmental Health and NIEA Waste Management Unit have no objections subject to conditions and informatives. WaterNI and Rivers Agency have no objections subject to conditions and informatives. 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.	
Signature(s):	



Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NIEA	Advice
Statutory	Rivers Agency	Advice
Non Statutory	NI Water - Strategic Applications	Substantive Response Received
Non Statutory	NI Transport - Hydebank	No objections
Non Statutory	Env Health Belfast City Council	No objections
Non Statutory	NI Transport - Hydebank	Substantive Response Received

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

- Acceptability of the detailed design, siting of the building and layout
- Parking arrangements
- Landscaping

Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Proposed relocation of office building and associated car parking for Gilbert Ash construction company from existing Boucher Road location to Boucher Place. New location is currently in use as storage compound for Gilbert Ash.

2.0 Description of Site

2.1 The site is irregular in shape and occupies a corner plot at the junction of Boucher Place and Boucher Crescent. The site is occupied by storage containers and an assortment of building materials with a small building providing office accommodation. The site is enclosed by wire fencing approximately 2.5m in height with a vehicular access onto Boucher Crescent. A number of trees and a hedgerow are located along the rear of the Boucher Place footpath. The Blackstaff River runs along the eastern boundary of the site.

The area is of mixed use with a retail complex, retail warehouses, distribution centres, industrial units, offices, carwashes, car showrooms and restaurants in close proximity to the site.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 Z/2011/0358/O – Relocation of office building and associated car parking

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.1.1 The site is located within white-lands in the area plan i.e. no specific designation

4.2 Strategic Planning Policy Statement

4.3 Planning Policy Statement 3

4.4 Planning Policy Statement 4

5.0 Statutory Consultees Responses

5.1 DOE NIEA

5.2 DRD Rivers Agency

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health

6.2 TransportNI

6.3 NIWater

7.0 Representations

7.1 None received

8.0 Other Material Considerations

8.1 Planning conditions imposed under planning application Z/2011/0358/F

9.0 Consideration

9.1 The proposal is considered to be in compliance with the BMAP; the development is within the development limits for the city on lands unzoned (white land) in the Plan i.e. not set aside for a specific land use. Surrounding land uses exhibit a mixture of industrial/commercial use and bulky goods retail.

9.2 Strategic Planning Policy Statement (SPPS)

The proposal complies with the requirements of good design as set out in paragraph 4.23 of SPPS in terms of design, layout and impact on the locality.

9.3 Design/Layout

The design and layout of the proposal was a matter reserved under application Z/2011/0358/O. The office block is designed to be four storeys in height with a flat roof finish; the internal arrangement consists of a lobby area and car parking at the ground floor level and office space to the three upper floors. The outline application restricted the office space to a total of 3400sqm, the proposal consists of 3330sqm. The external wall finishes of the building is to incorporate both red facing brick and white render.

The BMAP is silent on the subject of building heights in this area, with no restrictions. Therefore it is a judgement based on the impact on the character and appearance of the area and the nature of the use and assessment of impacts on neighbouring properties.

The design will not negatively impact on the neighbouring commercial land uses, these properties having the common design features of brick/block ground floor and profile steel cladding above with limited glazing to the side and rear. The height the proposal is acceptable in this location, though many of the neighbouring properties are two storeys high; a number of these are large industrial and distribution units which are of a significant height (with high floor to ceiling heights incorporated). The bulk and mass of adjacent buildings will assist to integrate the height of the proposal into this area.

The design and layout of the proposal is acceptable in this commercial area.

9.4 Parking and Access

The parking and access arrangement for the development was considered by TransportNI. The outline approval, Z/2011/0358/O, imposed a number of conditions relating to parking and access to the site. TransportNI having considered this proposal sought clarification and amendments, which were supplied by the applicant. Having considered the proposal it was found to be acceptable subject to the inclusion of planning conditions. The access to the site, both vehicular and pedestrian is to be transferred to Boucher Place with the existing Boucher Crescent access permanently closed.

9.5 Potential flooding issue

The site is located adjacent to the Blackstaff River; Rivers Agency was consulted and indicated that the FFL should be 0.6m above river level 7.40 OD. The ground floor level of the proposal is in car park use with office space above, the upper floors office space will be above level recommended by Rivers Agency. The car park level will be 0.3m – 0.4m above Rivers Agency recommendation and 0.6m – 0.7m above road level (Boucher Place). Rivers Agency had no objection to the proposal providing FFL above 0.6m above 7.40m OD and inclusion of informatives.

9.6 Having regard to the policy context and other material considerations above, the proposal is considered acceptable. Approval is recommended for this application in that the matters reserved in the outline application have been satisfied.

Neighbour Notification Checked

Yes

10. Summary of Recommendation:

The proposal is considered to comply with Area Plan designation and relevant planning policy - approval is recommended

Conditions

1. As required by Section 62 of the Planning Act (Northern Ireland) 2011 the development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. Prior to the occupation of the proposed development, the applicant shall provide to the Planning Authority, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in Section 5.6.2 of the McLorinan Consulting Ltd report titled Report No. P281, Preliminary Risk Assessment (PRA) and Generic Quantitative Risk Assessment (GQRA), Boucher Place, Belfast, June 2011 for Ostick and Williams" 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 should be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that the gas protection measures in accordance with CIRIA C665 Characteristic Situation 2 have been installed throughout the buildings of the proposed development.

Reason: for the protection of human health

3. Waste and Contaminated Land (NI) Order 1997

The applicant is advised that the proposed commencement of Part 111 of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of the site. The comments provided by Belfast City Council are without prejudice to any future statutory control that may be required under Part 11 or any future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.07A bearing the date stamp 15th December 2015, prior to the operation 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.

4. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the

development hereby permitted becomes operational and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The development hereby permitted shall not become operational until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of TransportNI.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

6. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.07A bearing the date stamp 15th December 2015 to provide for parking and servicing within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.

Informatives

- 1.The applicant's attention is drawn to the need to comply with all conditions imposed on the outline planning permission, some of which may need to be satisfied prior to the commencement of any work on the site pursuant to that permission and to this approval of reserved matters.

- 2.In the event that contamination not previously considered is encountered during the approved development of this site the development shall cease and a written Verification Report detailing the nature of this contamination and its management must be submitted to the Planning Authority for approval. This investigation and report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

- 3.The applicant should ensure that the management of all waste are suitably authorised through the Waste Management Regulations (NI) 2006 and/or the Waste Order (NI) 1999. This should be demonstrated through a Site Waste Management Plan (see <http://www.netregs.gov.uk>)

- 4.The applicant is advised to contact NIW through its Customer Relations Centre on 08457440088 or waterline@niwater.com, upon receipt of this decision notice to discuss any areas of concern. Application forms and guidance are also available via these means.

5. 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 or debris deposited on the road must be removed immediately by the contractor.

6. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is: Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.

7. All construction plant and materials shall be stored within the curtilage of the site.

8. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

9. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

10. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

11. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

12. Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

13. The applicant is advised to contact NIW through its Customer Relations Centre on 08458

770002 or waterline@niwater.com, upon receipt of this decision to discuss any areas of concern.

14. If during the course of developing the site the developer uncovers a pipe not previously evident NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 08457 440088.

Signature(s)

Date:

ANNEX	
Date Valid	21st April 2015
Date First Advertised	17th July 2015
Date Last Advertised	13th November 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 15 Wildflower Way, Malone Lower, Belfast, Antrim, BT12 6TA, The Owner/Occupier, 49 Boucher Road, Ballymurphy, Belfast, Antrim, BT12 6HR, The Owner/Occupier, 53 Boucher Road, Ballymurphy, Belfast, Antrim, BT12 6HR, The Owner/Occupier, 56-58, Boucher Place, Ballymurphy, Belfast, Antrim, BT12 6HT, The Owner/Occupier, Boucher Road, Ballymurphy, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 1, 36-38, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 1, Leslie Retail Park, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HH, The Owner/Occupier, Unit 2, 36-38, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 2, Leslie Retail Park, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 3, Leslie Retail Park, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HH,	
Date of Last Neighbour Notification	23rd October 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: Z/2011/0359/O Proposal: Proposed small format convenience foodstore with associated parking, service area, access and general site works Address: 47 Boucher Road, Belfast, BT12 6HR, Decision: Permission granted Decision Date: 11.06.2012	

Ref ID: Z/2011/0358/O

Proposal: Relocation of office building with associated car parking

Address: Site between Boucher Place and Blackstaff River, Belfast, Count Antrim,
, BT12 6HR,

Decision: Permission granted

Decision Date: 01.05.2012

Ref ID: LA04/2015/0387/RM

Proposal: Proposed small format convenience foodstore with associated parking, service area, access and general siteworks

Address: 47 Boucher Road Belfast County Antrim BT12 6HR

Decision:

Decision Date:

Ref ID: LA04/2015/0144/RM

Proposal: Proposed relocation of office buildings and associated parking

Address: Site between Boucher Place and Blackstaff River, Belfast, Count Antrim,

Decision:

Decision Date:

Summary of Consultee Responses

No objection with conditions and informatives

Drawing Numbers and Title

Drawing No. 01
Type: Site location map
Status: Submitted

Drawing No. 04
Type: Floor plans
Status: Submitted

Drawing No. 05
Type: Floor plans
Status: Submitted

Drawing No. 06
Type: Proposed elevations
Status: Submitted

Drawing No. 07a
Type: Proposed site layout
Status: Submitted

Drawing No. 08
Type: Car tracking
Status: Submitted

Drawing No. 09
Type: Bin lorry tracking
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department: N/A
Response of Department:

Representations from Elected members:

None