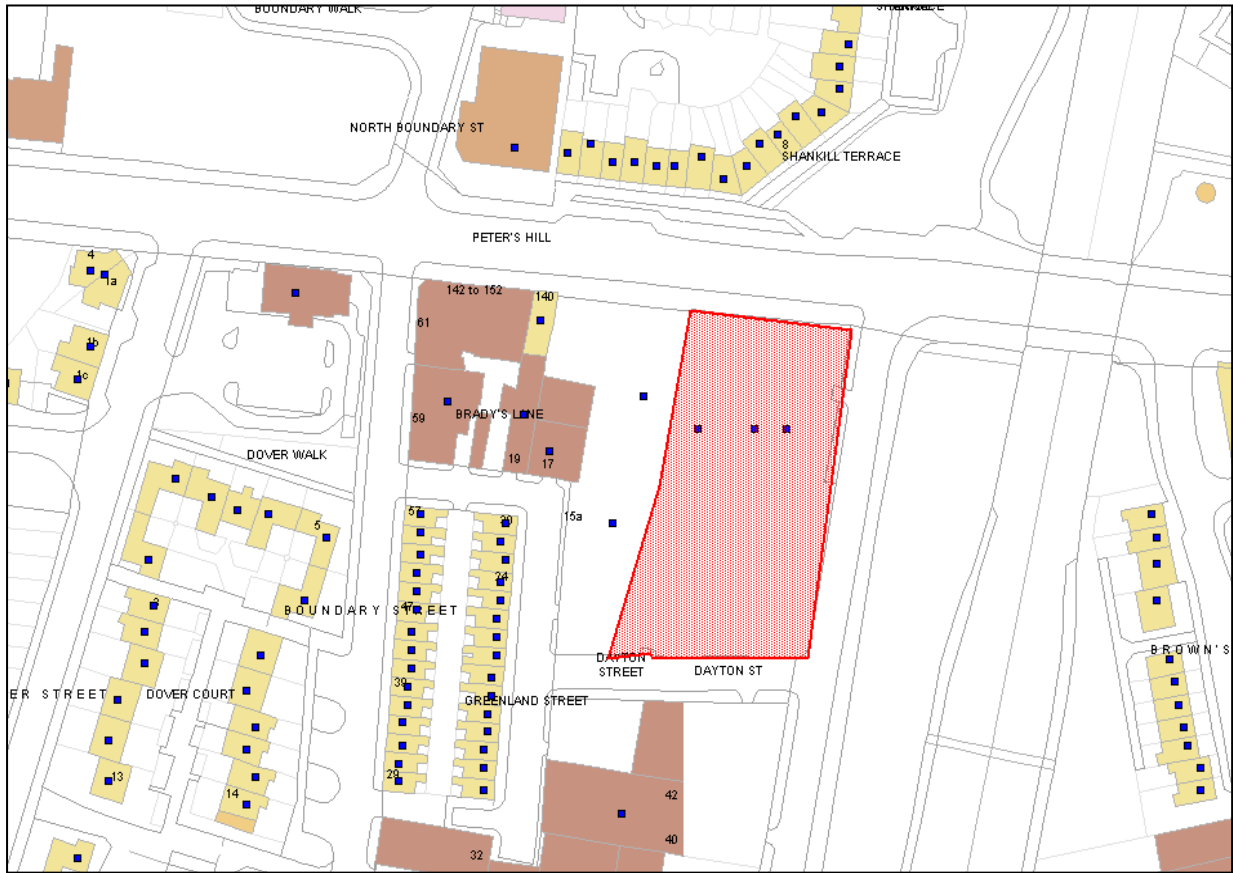


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th February 2016	
Application ID: LA04/2015/1266/F	
Proposal: Provision of a new decorative boundary fence and gate around vacant plot of land	Location: Boundary of vacant corner site at Dayton Street Townsend Street and Peters Hill Shankill Ward
Referral Route: Belfast City Council Application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Urban Development Department 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: WDR & RT Taggart Laganwood House Newforge Lane Belfast BT9 5NX
<p>Executive Summary: The application seeks permission to erect a boundary fence on a vacant corner site at Dayton Street, Townsend Street and Peter's Hill, as part of the Renewing the Routes Scheme.</p> <p>The main issue in this case is:</p> <ul style="list-style-type: none"> • The effect upon the character and appearance of the area <p>The proposal conforms to the area plan and relevant planning policy. The proposed fence is considered acceptable and will improve the appearance of the area.</p> <p>Transport NI was consulted and offered no objection to the proposal.</p> <p>No objections were received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved subject to conditions set out in the case officer report.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>The application seeks permission to erect a boundary fence on a vacant corner site at Dayton Street, Townsend Street and Peter's Hill, as part of the Renewing the Routes Scheme</p>
2.0	<p>Description of Site</p> <p>The application site is located on the corner of Dayton Street, Townsend Street and Peter's Hill. There are no buildings on the land which is currently derelict. The western boundary is defined by steel railings, measuring 1.8 metres in height. The remaining three boundaries are undefined. The footpath which encloses the site is paved tarmac.</p>

Planning Assessment of Policy and other Material Considerations

3.0	<p>Site History</p>
3.1	<p>There is a current planning application (LA04/2015/0686/F) for a mixed use development on the site. Belfast City Council, Urban Development Department are aware of this application and have held discussions with the site owner and applicants (a charity group).</p>

	The new fencing does not conflict with the mixed use proposals and represents environmental improvements with a design life of approximately 5 years. The proposal will enhance a site which is unlikely to be developed in the short term.
4.0	Policy Framework
4.1	Belfast Metropolitan Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	Transport NI – approval with informatives
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	<i>Site History</i> None relevant
9.2	<i>Policy Framework</i> Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland
9.3	<i>Statutory Consultee Responses</i> None
9.4	<i>Non Statutory Consultee Responses</i> Transport NI
9.5	<i>Assessment</i> The proposal is part of the Renewing the Routes scheme, which aims to improve the appearance of the main arterial routes within Belfast.
9.6	<i>Site History</i> There are no other similar proposals on this site. <i>Consultations</i> Transport NI was consulted on the proposal and offered no objection to the proposal.
9.7	<i>BMAP</i> The site is unzoned 'white land' located within the existing settlement/development limits for the city and is located within an area designated as a fringe area of parking restraint (BT 016). The development is compliant with the area plan.

9.8	<p>SPPS</p> <p>The proposal is considered to be in compliance with SPPS in that it will not impact on the local character, neighbouring premises or traffic flow within the area. It is considered that the proposal will result in a positive impact on the surrounding environment. There is a similar fence adjacent to the site, which encloses a car park.</p> <p>Having regard to the policy context the proposal is considered acceptable and approval is recommended.</p>
10.0	Summary of Recommendation: Approval with Condition
11.0	<p>Conditions</p> <p>11.1</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>

ANNEX	
Date Valid	30th October 2015
Date First Advertised	13th November 2015
Date Last Advertised	27 th November 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1, 15A Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 10 Shankill Terrace, Town Parks, Belfast, Antrim, BT13 1EN, The Owner/Occupier, 11 Shankill Terrace, Town Parks, Belfast, Antrim, BT13 1EN, The Owner/Occupier, 12 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 14 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 16 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 18 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 20 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 22 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 24 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 26 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 28 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 30 Greenland Street, Town Parks, Belfast, Antrim, BT13 2EN, The Owner/Occupier, 40-42, Townsend Street, Town Parks, Belfast, Antrim, BT13 2ES, The Owner/Occupier, 5 Shankill Terrace, Town Parks, Belfast, Antrim, BT13 1EN The Owner/Occupier, 6 Shankill Terrace, Town Parks, Belfast, Antrim, BT13 1EN, The Owner/Occupier, 7 Shankill Terrace, Town Parks, Belfast, Antrim, BT13 1EN, The Owner/Occupier, 8 Shankill Terrace, Town Parks, Belfast, Antrim, BT13 1EN, The Owner/Occupier, 9 Shankill Terrace, Town Parks, Belfast, Antrim, BT13 1EN,</p>	
Date of Last Neighbour Notification	18th January 2016
Date of EIA Determination	N/A
ES Requested	N/A
Planning History	
<p>Ref ID: LA04/2015/0686/F Proposal: Renewal of Z/2008/1418/F - Erection of 2 blocks - 1 no. block consisting of 30 no. apartments with 2 no. retail units on ground floor as well as 30 parking spaces in basement. 1 no. block with office use. Address: 56 - 76 Townsend Street and 110 - 122 Peters Hill, Belfast, BT13 3ET,</p> <p>Ref ID: LA04/2015/1266/F Proposal: Provision of a new decorative boundary fence and gate around vacant plot of land Address: Boundary of vacant corner site at, Dayton Street, Townsend Street and , Peters Hill, Shankill Ward, Belfast, BT13 2EF,</p>	

Summary of Consultee Responses

Transport NI – No objections subject to informatives

Drawing Numbers and Title

01 – Site location plan

02 – Proposed fence boundary