

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 Feb 2016	
Application ID: LA04/2015/1141/F	
Proposal: Replacement footbridge to Glen River	Location: Glen River footbridge circa 10m south east of 1 Burnside Close The Green Dunmurry BT17 0EH
Referral Route: Belfast City Council application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Adelaide Exchange Belfast BT2 8GD	Agent Name and Address: Hanna and Hutchinson Consulting Engs Ltd 68 Bow Street Lisburn BT28 1AL
<p>Executive Summary: The application seeks approval for a replacement footbridge across the Glen River on lands adjacent to Burnside Close, Dunmurry. The main issues to be considered in the case are;</p> <ul style="list-style-type: none"> • Amenity and Public Safety • The effect upon Local Landscape Policy Area <p>The proposal has been assessed against the SPPS, Planning Policy Statement 3 and BMAP and is considered compliant.</p> <p>Consultees offered no objections in principle to the scheme, subject to standard conditions in regards to illumination. One objection was 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>	

	The site is located within the development limits of Belfast and is primarily residential in use characterised by detached and semi detached dwellings.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
	None Relevant
4.0	Policy Framework
4.1	Belfast Metropolitan Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Planning Policy Statement (PPS 3) Access, Movement and Parking.
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – no objection
6.2	NI Water – no objection with conditions
6.3	Transport NI – no objection
6.4	Rivers Agency – No objection
7.0	Representations
7.1	One Objection received from No.4 The Green
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	Planning permission is sought for the replacement of the existing footbridge, at present the bridge is not accessible and is fenced off, it is in a distressed state and has been closed to the public since 2014. The existing bridge measures 2.5m in width and 6m long and is bounded by 1m high guard rail on either side. The replacement bridge will be of similar dimensions with an asphalt surface to match the adjacent footways. A new metal hand rail guard is proposed measuring 1.4m high and the existing abutment walls are to be strengthened – the works will take place behind the existing abutments therefore no works are proposed within the river channel. At present there is an existing pipe running alongside the bridge, a new 0.9m wide NIE cable support bridge is proposed with access deterrents.
9.2	The policy context is provided by Planning Policy Statement 3: Access, Movement and Parking (PPS 3). Policy AMP 3 refers to creating an accessible environment. The proposal complies with this policy in that it will improve and reopen pedestrian access between two points on the Glen River and provide a safe and easy access to the railway

<p>9.3</p> <p>9.4</p> <p>9.5</p>	<p>halt reducing the need to travel by car.</p> <p>BMAP The site is located within Glen River Local Landscape Policy Area (LLPA). Policy ENV 1 states that permission will not be granted for development with which would have a significant adverse effect on features that contribute to the quality of LLPA. No works are proposed to the river bed and will not affect the flora and fauna of the river corridor as confirmed by Rivers Agency. It is therefore considered that the proposal is in compliance with the policy.</p> <p>One objection letter was received from a neighbouring resident at No. 4 The Green. They are concerned that the reopening of the footbridge will cause a rise in anti social behaviour. Additionally concerns are raised regarding the potential for there to be an increase in parking within the area due to people using the bridge for access to the train station. Transport NI was consulted on the application and has no concerns regarding the proposal. In respect of anti social behaviour, at present the bridge is in a rundown unsafe state and the replacement of the bridge will improve the site and open up an area which is currently a hazard.</p> <p>The scheme as shown in the drawings is acceptable and complies with planning policy. One objection was received and all issues considered. Having considered all relevant information, including current planning policy, previous history and the current drawings, approval is recommended.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p>
<p>11.0</p>	<p>Conditions/Reasons for Refusal</p> <p>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> <p>Reason: Time Limit.</p>

ANNEX	
Date Valid	30th September 2015
Date First Advertised	23rd October 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Burnside Close,Dunmurry,BELFAST,Co. Antrim,BT17 0XU The Owner/Occupier, 1 The Green,Dunmurry,Dunmurry,Antrim,BT17 0EH, The Owner/Occupier, 2 Burnside Close,Dunmurry,BELFAST,Co. Antrim,BT17 0XU The Owner/Occupier, 3 Burnside Close,Dunmurry,BELFAST,Co. Antrim,BT17 0XU The Owner/Occupier, 3 The Green,Dunmurry,Dunmurry,Antrim,BT17 0EH, The Owner/Occupier, 4 Burnside Close,Dunmurry,BELFAST,Co. Antrim,BT17 0XU The Owner/Occupier, 4 The Green,Dunmurry,Dunmurry,Antrim,BT17 0EH, Ciaran Diamond 4, The Green, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0EH The Owner/Occupier, 6 The Green,Dunmurry,Dunmurry,Antrim,BT17 0EH,	
Date of Last Neighbour Notification	15th October 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History None Relevant	
Summary of Consultee Responses Rivers Agency – No objection with informatives Environmental Health – No objection NI Water – No objection with informatives Transport NI – No objections	
Drawing Numbers and Title 01 – Site location plan 02 – Site Plan 03 – Existing and proposed sections 04 – Proposed plans and sections 05 – Proposed details	