

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 23 Feb 2016	
Application ID: LA04/2015/0274/F	
Proposal: Temporary storage building with associated parking.	Location: Unit 3B Edgewater Road Belfast Harbour Estate Belfast BT3 9JY
Referral Route: Non- minor alteration to Industrial Premises	
Recommendation:	
Applicant Name and Address: DHL Unit 3B Edgewater Road Belfast Harbour Estate Belfast BT3 9JY	Agent Name and Address: Woodhouse Ireland Unit 6 Rathenraw Ind Est. Antrim BT41 2SJ
<p>Executive Summary:</p> <p>The proposal consists of the erection of a temporary storage building within an established storage and distribution complex currently operated by DHL, a delivery service company.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the extension at this location; • Scale, Massing and Design; • Traffic Movement and Parking. <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and is identified as being within Zoning BHA 06: Existing Employment Belfast Harbour.</p> <p>The key site requirements of Zoning BHA 06 are silent in respect to storage and distribution use and in such instances the fall back is the relevant planning policy statement which is Planning Policy Statement 4: Planning and Economic Development (PPS 4). The principle of the temporary building is acceptable in that it fully complies with Policy PED 9 of PPS 4.</p> <p>The height, scale and massing and design of the building is considered acceptable given the site context and is comparable to other buildings in the area.</p> <p>The proposed design and treatment of the elevations are consistent with those in the area.</p> <p>In terms of amenity, there are no existing residential uses immediately adjacent to the application site.</p>	

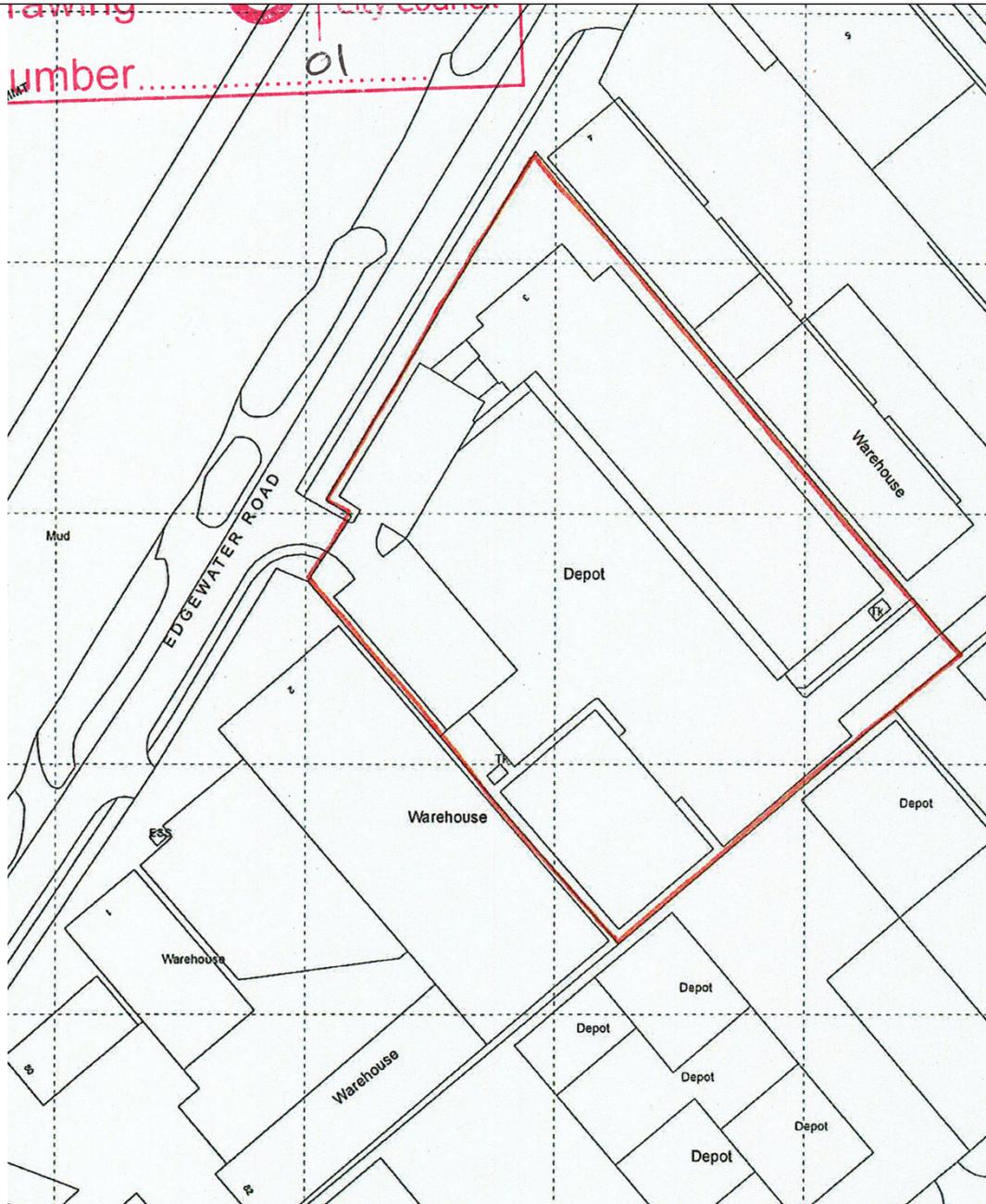
NI Water, Transport NI and Belfast City Councils Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.

No objections from third parties have been received.

Having regard to BMAP, to the policy context and other material considerations, the proposal is considered acceptable and approval is recommended.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>Full planning permission is sought for the erection of a temporary storage building with associated parking.</p>
2.0	<p>Description of Site</p> <p>The site consists of an existing storage and distribution complex operated by DHL. Existing on the site is a number of large warehouse buildings with associated hardstanding</p>

	and parking.
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>Ref ID: Z/1995/2890 Proposal: Change of use to wholesale cash & carry Address: 5 EDGEWATER ROAD BELFAST BT36 Decision: Approval Decision Date: 05.01.1996</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3: Access Movement and Parking Planning Policy Statement 4: Planning and Economic Development Planning Policy Statement 13:Transportation and Land Use</p>
5.0	Statutory Consultee Responses
	<p>Transport NI- No objections subject to conditions NIWater- No objections; NIEA- Waste Management- No Objection subject to conditions;</p>
6.0	Non Statutory Consultee Responses
	Belfast City Council EPU- No Objections subject to conditions
7.0	Representations
	The application has been neighbour notified and advertised in the local press. No letters of objection have been received.
8.0	Other Material Considerations
8.1	Department of Environment Parking Standards
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The principle of the temporary building at this location; • Scale, Massing and Design; • Traffic Movement and Parking.
9.2	<p>The Strategic Planning Policy Statement (SPPS) sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3 remain applicable under 'transitional arrangements'.</p> <p><u>Principle of proposed development</u></p>
9.3	<p>The site is located within the development limits of Belfast in BMAP and is identified as being within Zoning BHA 06 – 'Existing Employment Belfast Harbour'. The key site requirements state that '<i>acceptable uses include Class B1 (a) offices other than class A2, (b) call centres and (c) research and development as defined in the Planning (Use</i></p>

	<p><i>Classes) order NI 2015</i>'. BMAP is therefore silent on storage and distribution use within Zoning BHA 06 and in such instances the fall back is the relevant planning policy statement which in this case is Planning Policy Statement 4: Planning and Economic Development.</p>
9.4	<p>As mentioned above Planning Policy Statement 4: Planning and Economic Development is a material consideration in the assessment of this proposal. Policy PED 1 of this statement states that '<i>a development proposal to extend an existing economic development use or premises within settlements will be determined on its individual merits having regard to Policy PED9</i>'. The storage and distribution use is established on the site and the current operator is DHL.</p>
9.5	<p>Policy PED 9 General Criteria for Economic Development sets out 13 criteria which economic development proposal are expected to comply with. In terms of these criteria it is considered that the proposal is compatible with surrounding land uses. It within with an existing storage and distribution facility and surrounded by other uses that are of a complimentary nature. There are no residential properties in the vicinity of the application site. The building which is temporary in nature does not adversely affect any features of the natural or built heritage; nor is it located in an area at flood risk. In terms of other criteria specified under PED 9 it has been accepted by Belfast City Councils Environmental Protection Unit (EPU) that the proposal will not create a noise nuisance. Transport NI has offered no objections to the proposal concluding that the existing road network can safely handle any extra vehicular traffic the proposal will generate and that adequate access arrangements, parking and manoeuvring areas are provided. The building is temporary and will not cause an adverse impact to the character of the area. It is considered that the proposal fully complies with PED 9.</p> <p><u>Scale, Massing and Design</u></p>
9.6	<p>The proposal consists of a temporary building measuring 15.1 metres by 10.2 metres with an overall ridge height of 6.1 metres. The building is finished in light grey metal cladding with flexible pvc sheeting on the roof. The building, being smaller in scale than the existing buildings, sits comfortably in context. Accordingly, the scale, massing and design is considered acceptable.</p> <p><u>Parking</u></p>
9.7	<p>Policy AMP 7 Car Parking and Servicing Arrangements of Planning Policy Statement 3: Access, Movement and Parking is a material consideration. This policy states that <i>development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements</i>. Having regarding the Supplementary Guidance Document published by the Department of the Environment titled 'Parking Standards' 2 spaces are required. The applicant has proposed 5 spaces immediately adjacent to the temporary building. Given the lack of objection from Transport NI and the fact that the site is located outside any area of parking restraint the level of provision is considered acceptable.</p> <p><u>Other Matters</u></p>
9.8	<p>The site is located in close proximity to the Belfast Lough Area of Special Scientific Interest (ASSI) and Special Protection Area (SPA). It was established through email correspondence with the applicant that there is not to be any breaking of ground, excavation or piling to facilitate the erection of the temporary building. Consequently, there are no pollutant linkages that could have a detrimental impact on Belfast Lough ASSI or</p>

	SPA. In such circumstances there is no need to consult with the Shared Services Team.
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result in demonstrable harm to the interests of acknowledged importance. Refusal is therefore recommended.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The temporary building, hereby permitted shall be removed and the land restored to its former condition within 5 years from the date of this permission. <p>Reason: To enable Belfast City Council to exercise control over the development hereby approved.</p> <ol style="list-style-type: none"> 2. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development. <p>Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.</p>

ANNEX	
Date Valid	6th May 2015
Date First Advertised	3rd July 2015
Date Last Advertised	3 rd July 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 West Bank Close,Low-Wood Intake,Belfast,Antrim,BT3 9LD, The Owner/Occupier, 2 Edgewater Road,Low-Wood Intake,Belfast,Antrim,BT3 9JQ, The Owner/Occupier, 4 Edgewater Road,Low-Wood Intake,Belfast,Antrim,BT3 9JQ, The Owner/Occupier, 4 Edgewater Road,Low-Wood Intake,Belfast,Antrim,BT3 9JQ, The Owner/Occupier, Larson Buildings,4 West Bank Road,Low-Wood Intake,Belfast,Antrim,BT3 9JL, The Owner/Occupier, Mcmillan House,Edgewater Road,Low-Wood Intake,Belfast,Antrim,BT3 9JQ, The Owner/Occupier, Securicor,Edgewater Road,Low-Wood Intake,Belfast,Antrim,BT3 9JQ,	
Date of Last Neighbour Notification	4th August 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: Z/1995/2890 Proposal: Change of use to wholesale cash & carry Address: 5 EDGEWATER ROAD BELFAST BT36 Decision: Approval Decision Date: 05.01.1996	
Drawing Numbers and Title 01, 02B, 03A , 04	

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: