

Development Management Report Committee Application

Summary	
Committee Meeting Date: 14 February 2017	
Application ID:	LA04/2016/1038/F
Proposal: Pre Delivery Inspection Centre including smart repair centre, wheel tyre storage area and mezzanine floor, valeting bays, parking and associated siteworks.	Location: Site at Sydenham Road bounded by Cuming Road and Hamilton Road Belfast BT3 9DU
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Issac Agnew Holdings C/O Mercedes Benz of Belfast 6 Boucher Crescent Belfast BT12 6HU	Agent Name and Address: Axis 3 Design, Unit 10 Athena Court Tachbrook Drive Warwick CV34 6GD
<p>Executive Summary:</p> <p>Full planning permission is sought for a Pre Delivery Inspection Centre including smart repair centre, wheel tyre storage area and mezzanine floor, valeting bays, parking and associated site works.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The principle of the proposal at this location; <input type="checkbox"/> Scale, Design and Amenity <input type="checkbox"/> Access, Parking & Transport; <p>The proposed site is located at Sydenham Road within the harbour area and comprises vacant land.</p> <p>The site is located within the Harbour Area in the Belfast Metropolitan Area Plan, and falls within lands zoned for existing employment under designation BHA 06.</p> <p>There is relevant planning history on the site, Z/2007/2018/F Proposed car showroom and workshop with valet and wash bay facilities, to include new road layout adjoining existing road with associated site access points, was granted 07.07.2008. Although this permission expired in 2013, it remains a material consideration.</p> <p>The proposal design consists of a two storey flat roof building (1190sqm) with hipped roof 6.2m in height (ridge), at its highest section (5.3m to eaves), located roughly centrally within the application site. The building is contemporary in style, and silver or grey cladding. The materials proposed are similar to those in the adjacent building and are therefore acceptable. There is a mix of building designs and finishes in the locality and the proposal would not be discordant in terms of the commercial/industrial character of the area.</p>	

Given the site context which consists entirely of non-residential uses, in addition to the separation distances to nearby existing buildings it is not considered that the proposal will result in any detriment to the amenity of existing properties.

No consultees have any objections subject to conditions and/or informatives.

No representations have been received.

The agent indicates that the proposal will create an additional 7 jobs, with a further 3 dependant on potential future expansion. Secondary jobs created through construction phase or otherwise, have not been indicated.

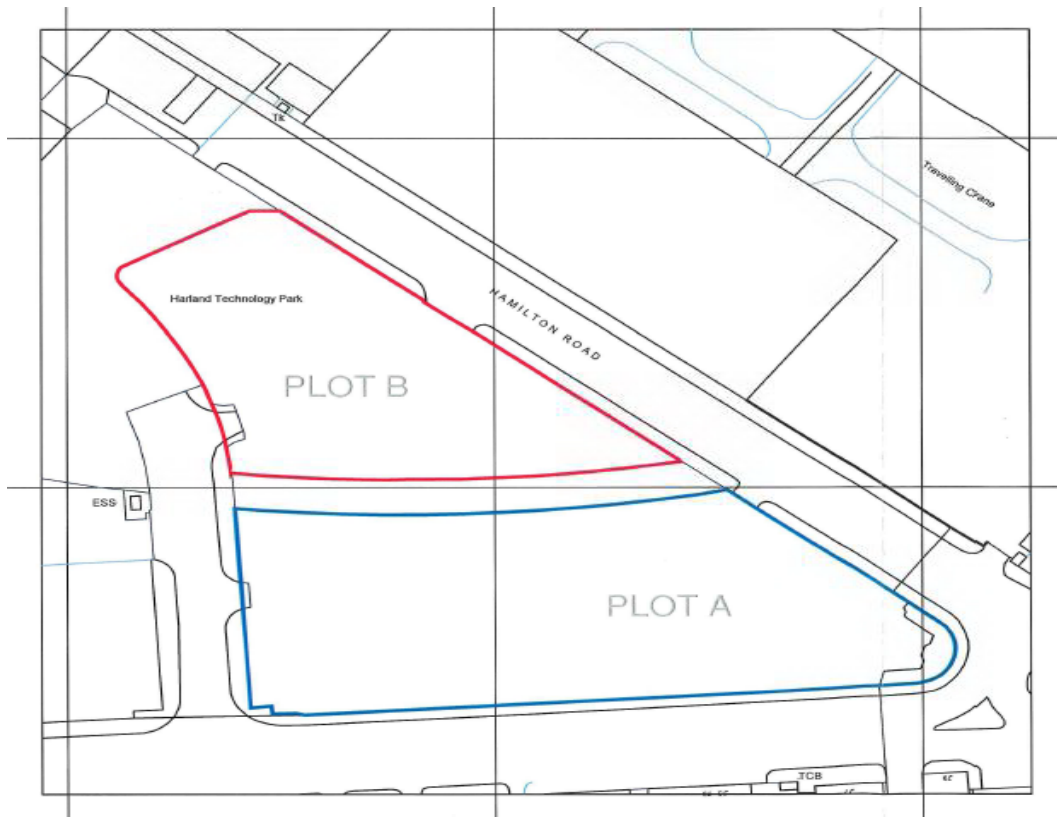
The proposal complies with the Development Plan and relevant policy considerations.

Approval of the application is recommended. Delegation of conditions and their final wording to the Director of Planning and Place is requested.

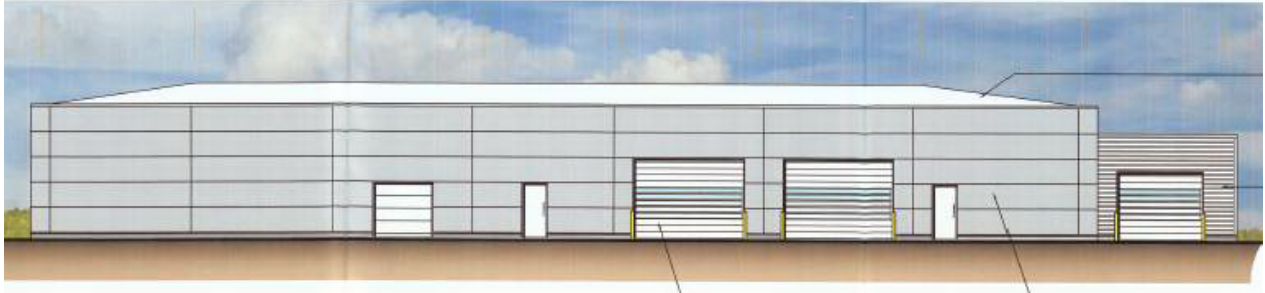
Signature(s):

Case Officer Report

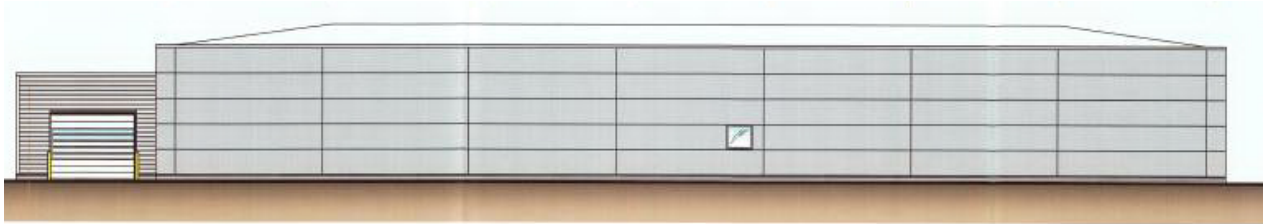
Site Location Plan



Front elevation:



Rear elevation:



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Full planning permission is sought for a Pre Delivery Inspection Centre including smart repair centre, wheel tyre storage area and mezzanine floor, valeting bays, parking and associated site works.

2.0 Description of Site

2.1 The proposed site is located at Sydenham Road within the harbour area and comprises vacant land. Fencing approximately 2 metres in height is erected around the majority of the site save for a brick wall around the site boundary adjacent to the roundabout to the southeast.

2.2 The site is located within the Harbour Area in the Belfast Metropolitan Area Plan, and falls within lands zoned for existing employment under designation BHA 06.

2.3 There is relevant planning history on the site, Z/2007/2018/F Proposed car showroom and workshop with valet and wash bay facilities, to include new road layout adjoining existing road with associated site access points, was granted 07.07.2008. Although this permission expired in 2013, it remains a material consideration.

3.0 Relevant Planning History

Ref ID: Z/2007/2019/F

Proposal: Proposed car showroom and workshop with valet and wash bay facilities, to include new road layout adjoining existing road with associated site access points.

Address: Site at Sydenham Road, bounded by Cuming Road and Hamilton Road, Belfast, BT03 9DU

Decision: Approval

Decision Date: 09.07.2008

Ref ID: Z/2007/2018/F

Proposal: Erection of car showroom and workshop with valet and wash bay facilities to

	<p>include new road layout adjoining existing road with associated site access points. Address: Site at Sydenham Road, bounded by Cuming Road and Hamilton Road, Belfast, BT03 9DU Decision: Approval Decision Date: 09.07.2008</p> <p>Ref ID: Z/2007/2017/F Proposal: Proposed car showroom and workshop with valet and wash bay facilities, including new road layout adjoining existing road with associated site access points. Address: Site at Sydenham Road, bounded by Cuming Road and Hamilton Road, Belfast, BT03 9DU Decision: Approval Decision Date: 09.07.2008</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS) PPS3: Roads Considerations; Supplementary Planning Guidance including Development Control Advice Note 15 Vehicular Access Standards
5.0	Statutory Consultee Responses
	Transport NI – no objections NIEA – no objections subject to condition and/or informatives; NI Water – no objections;
6.0	Non Statutory Consultee Responses
	Health & Safety Executive – no comment; Belfast Harbour Commissioners – no objections; Environmental Health - no objections subject to conditions and/or informatives.
7.0	Representations
	The application has been neighbour notified and advertised in the local press. No representations received.
8.0	Other Material Considerations
	The agent indicates that the proposal will create an additional 7 jobs, with a further 3 dependant on potential future expansion. Secondary jobs created through construction phase or otherwise, has not been indicated.
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Scale, Design and Amenity - Access, Parking & Transport; <p>The principle of the proposal at this location;</p>

9.2	The site is located within an existing employment zoning in BMAP, BHA06 within the Harbour estate complex. BHA06 states acceptable uses include Class B1 Business [a], [b], and [c], subject to [a] being within Sydenham business park and an overall restriction to 5000sqm of type [a] offices.
9.3	The proposal involves the repair, servicing, and associated maintenance activities for motor vehicles. The Use Classes Order identifies such activities as B2 (Light industrial) Use. Given the proposal is not B1 an assessment against PPS4 based on their individual merit is necessary.
9.4	Due to the nature of the proposal, relevant considerations include the sections on employment, and the harbour area as the site falls within the harbour boundary designated in the plan. As stated above, PPS4 is also applicable due to the nature of the proposal, and policies PED1 and PED 9 in particular.
9.5	Class B2 light industrial use or Class B3 general industrial use will be permitted in an area specifically allocated for such purposes in a development plan or in an existing industrial / employment area provided it is of a scale, nature and form appropriate to the location. Elsewhere in cities and towns such proposals will be determined on their individual merits.
9.6	The site falls within an existing employment area as designated in the plan. The proposal constitutes an employment use and would not therefore be at odds with, or prejudice the plan zoning. In addition, the proposal is considered to comply with relevant parts of PPS 4. Issues pertaining to scale, nature, and form are therefore considered below. In addition, planning history of the site indicates that the use is acceptable at this location.
Scale, Design and Amenity	
9.7	The proposal design consists of a two storey flat roof building (1190sqm) with hipped roof 6.2m in height (ridge), at its highest section (5.3m to eaves), located roughly centrally within the application site. The building is contemporary in style, and silver or grey cladding. The materials proposed are similar to those in the adjacent building and are therefore acceptable. There is a mix of building designs and finishes in the locality and the proposal would not be discordant in terms of the commercial/industrial character of the area.
9.8	In relation to the layout of the proposal, the building is located back off the public footpath. The layout includes large areas of hard-surfacing, with some areas of landscaping. On balance this is acceptable given the character of the area. Landscaping conditions are necessary to secure implementation and management. Fencing, walls and bollards are proposed as means of enclosure. The design and siting of these structures are acceptable as similar treatments are evident in the locality.
9.9	Given the site context which consists entirely of non-residential uses, in addition to the separation distances to nearby existing buildings it is not considered that the proposal will result in any detriment to the amenity of existing properties.
Access, Parking and Transport	

<p>9.10</p>	<p>In relation to traffic, access, and parking issues, Transport NI was consulted and is satisfied with the traffic, parking and access arrangements. Accordingly the proposal is considered compliant with requirements in PPS3 and associated guidance.</p> <p>Other Considerations:</p>
<p>9.11</p>	<p>Environmental Health has no objection subject to conditions and/or informatives, and the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues. NIEA have no objections in terms of contamination. Rivers Agency and NI Water has no objection in relation to sewerage or flooding.</p>
<p>9.12</p>	<p>No representations have been received.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p>
<p>10.1</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and compliant with relevant policies. Approval is recommended. Delegation of conditions and their final wording to the Director of Planning and Place is requested.</p>

Conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building hereby approved.

Reason: In the interests of visual amenity.

3. Notwithstanding the provisions of the Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site without the prior consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery.

4. Notwithstanding the landscaping details indicated on drawing 03B date stamped received 6th June 2016, no development including site clearance works, shall take place until full details of tree planting have been submitted to and approved in writing by the Local Planning Authority.

The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.

A landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment

maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any further changes agreed with the Local Planning Authority in writing prior to implementation.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design.

5. The building hereby approved shall not be subdivided or otherwise modified to create additional units without the consent of the Local Planning Authority in writing.

Reason: To enable the Council to control the nature and scale of retailing to be carried out at this location so as not to prejudice the continued and future vitality and viability of existing centres.

6. No internal operations increasing the floorspace available, including the installation of mezzanine floors, shall be carried out without the prior consent of the Local Planning Authority.

Reason: To enable the Council to retain control over the nature, range and scale of activity to be carried out at this location.

7. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and the amenities of the area.

8. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and in the interests of amenity.

9. All hard and soft landscape works shall be completed in accordance with the approved drawing no date stamped received the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

10. The development hereby permitted shall not become operational until the vehicular accesses have been constructed in accordance with Drawing No.03B bearing the date stamp Planning Service Received 02 September 2016.

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

11. The development hereby permitted shall not become operational until the hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No.03B bearing the date stamp Planning Service Received 02 September 2016 to provide for parking servicing and circulating 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.

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

12. The development hereby permitted shall not be occupied until the remediation measures as described in RPS Remedial Strategy Report, Proposed Predelivery Inspection Building, Sydenham Road, Belfast, Document No. IBR0811/Reports, dated 20/01/2016 have been implemented to the satisfaction of the Planning Authority. The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work. This verification report shall specifically address the following ;-

- Reinforced concrete cast in situ floor slab
- All joints and penetrations sealed
- Proprietary gas resistant membrane and ventilated or positively pressurised underfloor sub-space, oversite capping and in-ground venting layer and in ground venting wells or barriers.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

13. Prior to the operation of any part of the development hereby permitted, the applicant shall provide to the Local Planning Authority, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in Section 9.0 of the Remediation Strategy by RPS reference have been implemented. This verification report shall specifically address the following ;-

- Reinforced concrete cast in situ floor slab
- All joints and penetrations sealed
- Proprietary gas resistant membrane and ventilated or positively pressurised underfloor sub-space, oversite capping and in-ground venting layer and in ground venting wells or barriers.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that gas protection measures in accordance with CIRIA C665 Characteristic Situation 4 and CIRIA C748 for VOC barriers have been installed throughout the building footprint of the proposed development. Furthermore, verification or integrity testing shall be in accordance with the provisions of CIRIA C735 and CIRIA C748.

Reason: in the interest of public health and to ensure adequate remediation measures are implemented.

14. If during the development works, new contamination or risks are encountered

which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

Signature(s):

ANNEX	
Date Valid	12th May 2016
Date First Advertised	3rd June 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 80 Sydenham Road, Ballymacarret Intake, Belfast, Down,, The Owner/Occupier, Harland And Wolff, Queens Road, Belfast, BT3 9DU	
Date of Last Neighbour Notification	27th May 2016
Date of EIA Determination	09.06.2016 – ES not required
ES Requested	No
Planning History	
<p>Ref ID: LA04/2015/1036/PAD Proposal: Proposed car showroom and workshop Address: Plot b Sydenham Road Belfast BT3 9DU, Decision: Decision Date:</p>	
<p>Ref ID: LA04/2015/0508/PAD Proposal: Social housing scheme at Sydenham Road/Hamilton Road, Titanic Quarter, Belfast Address: Sydenham Road/Hamilton Road, Titanic Quarter, Belfast, Decision: Decision Date:</p>	
<p>Ref ID: Z/2007/2019/F Proposal: Proposed car showroom and workshop with valet and wash bay facilities, to include new road layout adjoining existing road with associated site access points. Address: Site at Sydenham Road, bounded by Cuming Road and Hamilton Road, Belfast, BT03 9DU Decision: Decision Date: 09.07.2008</p>	
<p>Ref ID: Z/2007/2018/F Proposal: Erection of car showroom and workshop with valet and wash bay facilities to include new road layout adjoining existing road with associated site access points. Address: Site at Sydenham Road, bounded by Cuming Road and Hamilton Road, Belfast, BT03 9DU Decision:</p>	

Decision Date: 09.07.2008

Ref ID: Z/1990/0702

Proposal: Development of Technology Park to include construction of industrial units and warehousing

Address: LAND AT THE JUNCTION OF SYDENHAM ROAD AND CUMING ROAD BT3

Decision:

Decision Date:

Ref ID: Z/2002/2807/O

Proposal: Development of technology park to include construction of industrial units and warehousing

Address: Land at the junction of Sydenham Road and Cuming Road, Belfast, BT3

Decision:

Decision Date: 09.09.2005

Ref ID: Z/2003/2015/O

Proposal: Showrooms and external hardstanding areas for the display and sale of motor vehicles with associated internal access roads.

Address: Land at the junction of Sydenham Road and Cuming Road, Belfast, BT3 9DU

Decision:

Decision Date: 10.07.2006

Drawing Numbers and Title

01, 02, 03b, 04, 05, 06, 07

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: