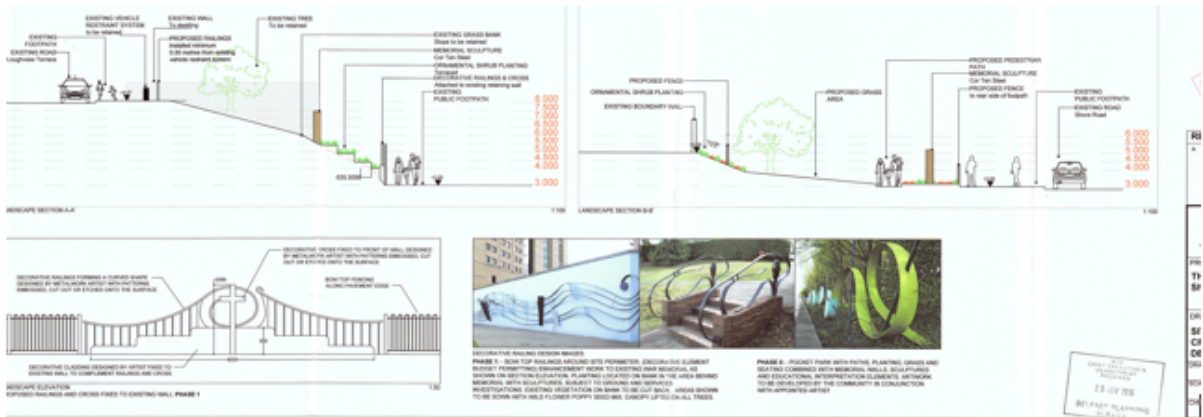
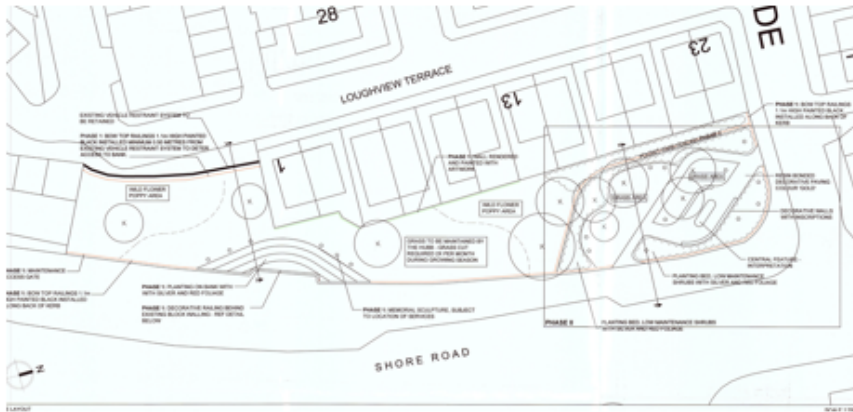
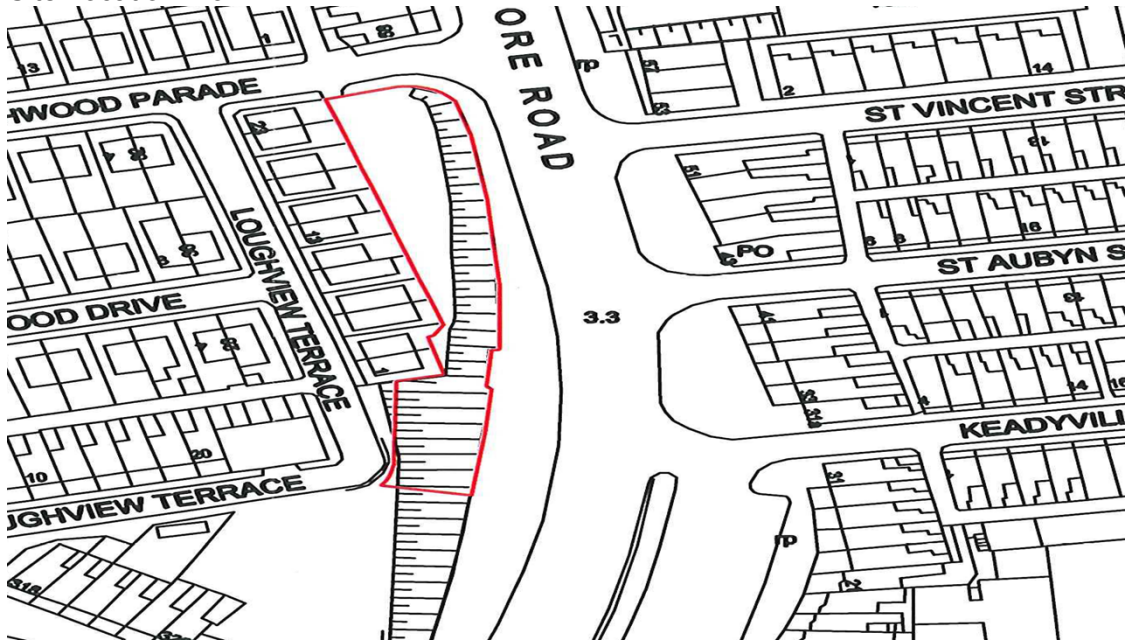


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 February 2017	
Application ID:	LA04/2016/1351/F
Proposal: Proposed open space development, providing a design green space including new planting and interpretative artwork accessible in part by pedestrian surfaces.	Location: Land between 14 Shore Road and No's 1-23 Loughview Terrace Belfast Bt15 3PY
Referral Route: Belfast City Council Interest	
Recommendation:	Approval
Applicant Name and Address: The Hubb Community Resource Centre Jim Crothers 30 St Aubyn Street Belfast BT15 3QF	Agent Name and Address: Groundwork NI 63-75 Duncairn Gardens Belfast BT15 2GB
<p>Executive Summary:</p> <p>The application seeks permission for proposed development of open space, providing a designed green space including new planting and interpretative artwork accessible in part by pedestrian surfaces.</p> <p>Area Plan The site is not zoned for any specific use in the Belfast Metropolitan Area Plan 2015 (BMAP).</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The effect of the proposal upon the character and appearance of the area. • Impact on the living conditions on the neighbouring properties. <p>The proposal conforms to the area plan zoning and planning policy. The proposed open space development is considered acceptable and unlikely to adversely impact on the character of the area.</p> <p>Consultees offered no objections and no representations were received regarding the proposal.</p> <p>It is recommended that the application is approved subject to conditions as set out in the report.</p>	

Case Officer Report

Site Location Plan



1.0	<p>Description of Proposed Development</p> <p>The application seeks permission for proposed development of open space, providing a designed green space including new planting and interpretative artwork accessible in part by pedestrian surfaces.</p>
2.0	<p>Description of Site</p> <p>The site is located on land between 14 Shore Road and 1-23 Loughview Terrace, Belfast. The land is an existing area of open space with a small memorial area. The site is not zoned for any specific use in the Belfast Metropolitan Area Plan 2015 (BMAP).</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Site History</p>
3.1	<p>There is no planning history on the site Adjacent to the site - Z/2010/1074/F Lands at corner of Shore Road and Skegoneill Avenue on Loughview Terrace- Proposed Housing Association development of 4no apartments and 5no townhouses with associated parking and open space- Permission Granted 02/03/2011</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland Planning policy statement 8- Open Space, Sport and Outdoor</p>
5.0	<p>Statutory Consultees None</p>
6.0	<p>Non-Statutory Consultees Transport NI – No objection Environmental Health- No Objection</p>
7.0	<p>Representations None</p>
8.0	<p>Other Material Considerations None</p>
9.0	<p>Assessment</p>
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The effect of the proposal upon the character and appearance of the area. • On the living conditions on the neighbouring properties. <p>The application seeks permission for proposed open space development, providing a design green space including new planting and interpretative artwork accessible in part by pedestrian surfaces.</p>
9.2	<p>Strategic Planning Policy Statement for Northern Ireland</p> <p>The development is in keeping with the above policy in that it will not cause demonstrable harm to interests of acknowledge importance. It is compatible with its surroundings and does not unacceptably affect the existing land use.</p>

9.3	<p>Principle of Development</p> <p>The proposal comprises the development of an existing area of open space. The proposals will not compromise the existing use of the land or result in the loss of existing open space and therefore the principle of the development is considered acceptable.</p>
9.4	<p>Design</p> <p>The proposal is to be located on existing open space located between Shore Road and Loughview Terrace. The existing land has become overgrown and untidy. The proposal includes a planting scheme throughout the site including flowers and grassed areas. Bow top railings 1.1m in height are proposed around the site perimeter, memorial sculptures, memorial walls with inscriptions and art work including a central feature are also proposed. Materials to be used include coreten steel, brick and patterned concrete and resin bonded decorative paving. An existing tree on the site is to be retrained along with existing vehicle restraint system along part of the northern boundary.</p>
9.5	<p>Impact on the Character of the Area/Amenity</p> <p>The proposal will contribute positively to the character of the area, enhance the quality of the environment and provide a valuable asset for the community. The proposal will have no negative impact on the surrounding area or the amenity of adjoining residents and will make a significant environmental improvement to an existing open space.</p>
9.6	<p>Consultations</p> <p>Transport NI was consulted and offered no objection to the proposal. Environmental Health was consulted and offered no objection to the proposal.</p>
9.7	<p>Publicity</p> <p>The application has been neighbour notified and advertised in the local press and no representations have been received.</p>
10.0 10.1	<p>Summary of Recommendation:</p> <p>Having regard to the policy context the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
11.0 11.1	<p>Conditions</p> <p>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>
12.0	Notification to Department (if relevant) N/A
13.0	Representations from elected members: None
Neighbour Notification Checked	
Yes	

ANNEX	
Date Valid	21st June 2016
Date First Advertised	15th July 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 1 Northwood Parade, Skegoneill, Belfast, Antrim, BT15 3QH, The Owner/Occupier, 11 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 13 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 15 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 17 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 19 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 2,31A Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 21 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 23 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 3 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 31 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 33 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 35 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 37 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 39A Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 41 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 43 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 45 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 47 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 49 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 49 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 5 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 51 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 51 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 51 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 53 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 55 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 57 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 58 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY, The Owner/Occupier, 7 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, 9 Loughview Terrace, Skegoneill, Belfast, Antrim, BT15 3QL, The Owner/Occupier, Apartment 1, 1A St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, Apartment 2, 1A St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, Flat A, 49 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, Skegoneill Post Office, 39 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG,</p>	
Date of Last Neighbour Notification	7th July 2016
Date of EIA Determination	N/A

ES Requested	No
<p>Planning History</p> <p>Ref ID: Z/2010/1074/F Proposal: Proposed Housing Association development of 4no apartments and 5no townhouses with associated parking and open space. Address: Lands at corner of Shore Road and Skegoneill Avenue on Loughview Terrace, Belfast, Decision: Decision Date: 02.03.2011</p>	
<p>Summary of Consultee Responses</p> <p>Transport NI – No objection Environmental Health- No Objection</p>	
<p>Drawing Numbers and Title</p>	
<p>Drawing No. 01 Type: Site Location</p> <p>Drawing No. 02a Type: Proposed plans</p>	
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: Response of Department:</p>	