

## Development Management Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 17 April 2018	
<b>Application ID:</b> LA04/2018/0122/F	
<b>Proposal:</b> Proposed demolition of existing teaching block; development of new science building containing 10No. classrooms, "social amphitheatre", 6th form study space, WCs, plant room, roof terrace and greenhouse; landscaping; and reconfiguration of existing car park and drop-off areas to be accessed from existing site access and internal road.	<b>Location:</b> Campbell College Belfast Belmont Road Belfast BT4 2ND
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Campbell College Belfast Belmont Road Belfast BT4 2ND	<b>Agent Name and Address:</b> Juno Planning 409 Lisburn Road Belfast BT9 7EW
<p><b>Executive Summary:</b> Full application seeking planning permission for Proposed demolition of existing teaching block; development of new science building and reconfiguration of existing car park and drop-off areas to be accessed from existing site access and internal road.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>- Principle of Redeveloping the Site &amp; Height, Scale and Mass</li> <li>- Impact on setting of adjacent listed building</li> <li>- Impact on SLNCI/ Local Landscape Policy Area</li> <li>- Traffic and Parking</li> <li>- Contamination</li> <li>- Pre-application Community Consultation</li> </ul> <p>The site is located within the development limits of the Belfast Metropolitan Area as defined in the Belfast Urban Area Plan and draft Belfast Metropolitan Area Plan (dBMAP). The site is located within the Campbell College and Ormiston Site of Local Nature Conservation Importance/ Local Landscape Policy Area as designated in the Draft Belfast Metropolitan Area Plan and within The Campbell/ Ormiston Local Landscape Policy Area within the version of dBMAP purported to be adopted.</p> <p>The proposed building will not result in any increase in the number of pupils and will remove a dated/ dilapidated building providing a much needed science block, housing 10 laboratories, prep rooms, storage and study areas. The scale and massing of the building are in keeping with its setting and the design and materials are contemporary, drawing upon traditional elements of the more established buildings on the site. The proposal will not have an adverse impact on the nearby main school building, a Grade B1 listed building.</p> <p>The proposal has been assessed against the following Policies – Strategic Planning Policy for</p>	

Northern Ireland, Planning Policy Statement 2 – ‘Natural Heritage’, Planning Policy Statement 3 - Access Movement and Parking, Planning Policy Statement 6 ‘Planning, Archaeology and the Built Heritage’ and Planning Policy Statement 15 – ‘Planning and Flood Risk’.

DFI Roads, Environmental Health and DFC Historic Environment Division have offered no objections subject to a number of planning conditions

NIEA Natural Environment Division (NED) requested some points of clarification. Information was submitted to address these points and a response from NED remains outstanding. It is anticipated that no issues will be raised given the information provided.

Having had regard to the extant development plan, the draft development plan, relevant planning policies, and other material considerations the proposed demolition of the Ormiston Building and construction of a new science building are considered acceptable.

There has been no representations received from members of the public.

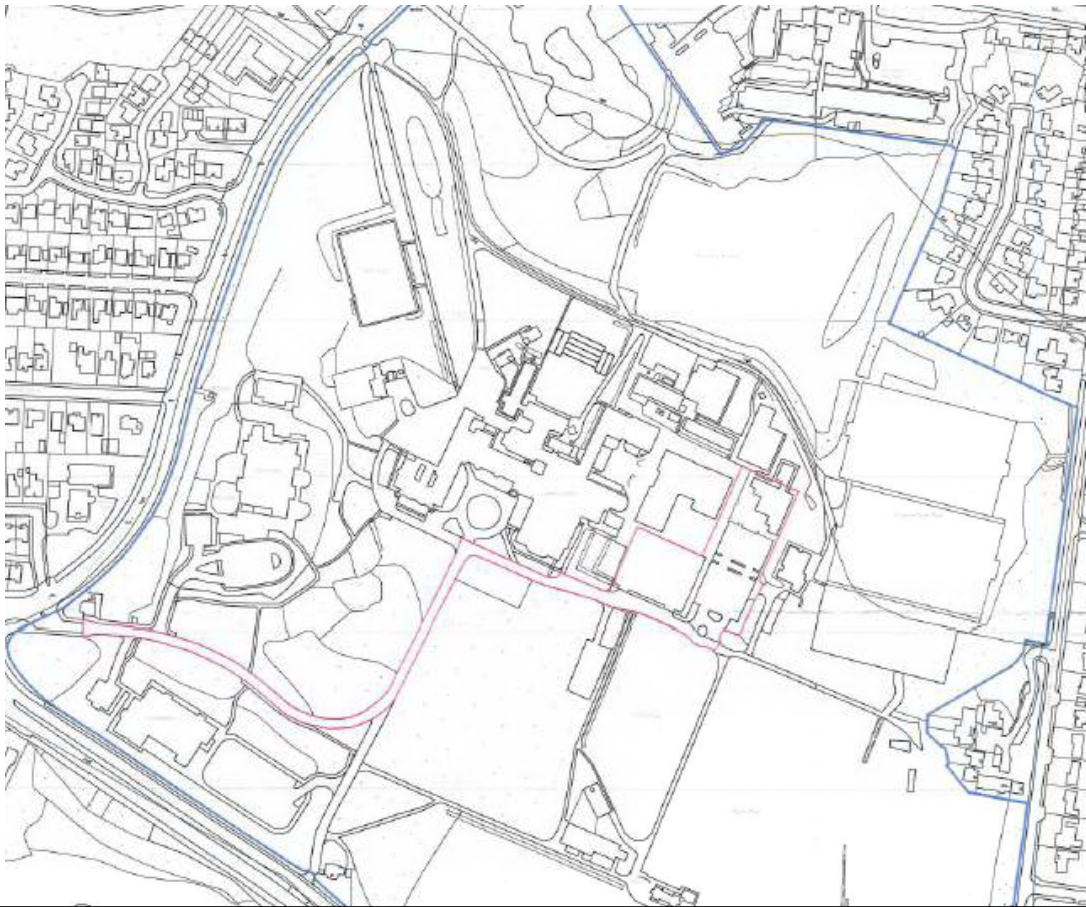
**Recommendation**

Approve subject to conditions set out below in the case officer report.

In light of an outstanding consultation from Natural Environment Division Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.

## Case Officer Report

### Site Location Plan



1.0	Description of Proposed Development
1.1	Proposed demolition of existing teaching block; development of new science building containing 10No. classrooms, "social amphitheatre", 6th form study space, WCs, plant room, roof terrace and greenhouse; landscaping; and reconfiguration of existing car park and drop-off areas to be accessed from existing site access and internal road.
1.2	The building will consist of a red/brown brick finish at ground floor level and part of first floor, with a dark anthracite grey 'box forming most of the first floor level, with a small green house space adjacent to this.
1.3	There will be no increase in student numbers as a result of the proposal.
2.0	Description of Site
2.1	Established educational institution on expansive well vegetated site. Proposed development site currently occupied by 'Ormiston Building', an L-shaped two storey red bricked structure with mono-pitch roof for most and inner two storey flat-roof section onto area of hard standing. The building was originally designed as boarding accommodation and over the years has been modified to provide teaching facilities.
2.2	A formal car park is located to the immediate south of this building. An area of mature trees is located a short distance north-east on falling ground.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History The Ormiston Building itself has not been the subject of any recent planning applications.

3.1	The following is a list of recent planning applications on the wider site.
3.2	Z/2011/0274/F - Provision of new classrooms, sports hall and student boarding block. Approved 13 <sup>th</sup> December 2011.
3.3	Z/2011/1475/F - Relocation of new junior school previously approved under application ref Z/2011/0274/F. Approved 9 <sup>th</sup> July 2012.
3.4	LA04/2017/1023/F - Extension to existing boarding house to provide 63 No. en-suite bedrooms (3 No. wheelchair accessible bedrooms) and 1 No. staff apartment; addition of dormer window to existing boarding house and change of use of games room to provide 2 No. en-suite bedrooms; felling and replacement of 9 No. TPO trees and provision of new footpath network around Netherleigh Lake. Approved 31 <sup>st</sup> October 2017.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2004 Belfast Metropolitan Area Plan 2015 (published 3 <sup>rd</sup> Sept 2014)
4.2	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Transport NI – No objection subject to condition HED Historic Buildings Unit – No objection NIEA Water Management Unit – No objection NIEA Natural Environment Division – Await response Rivers Agency – No objection
6.0	Non-Statutory Consultees Environmental Health BCC – No objection
7.0	Representations None received
8.0	Other Material Considerations City Centre Conservation Area guidance document
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>- Principle of Redeveloping the Site &amp; Height, Scale and Mass</li> <li>- Impact on setting of adjacent listed building</li> <li>- Impact on SLNCI/ Local Landscape Policy Area</li> <li>- Traffic and Parking</li> <li>- Contamination</li> <li>- Pre-application Community Consultation</li> </ul>
9.2	<b>Principle of Redeveloping the Site &amp; Height, Scale and Mass</b> Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
9.3	The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning

	<p>considerations detailed below. The site is located within the Campbell College and Ormiston Site of Local Nature Conservation Importance/ Local Landscape Policy Area as designated in the Draft Belfast Metropolitan Area Plan and within The Campbell/ Ormiston Local Landscape Policy Area within the version of dBMAP purported to be adopted. The Impact on the SLNCI/LLPA will be discussed below.</p> <p>9.4 The Ormiston Building, proposed to be demolished is not listed, no concerns have been expressed by DFC Historic Environment Division regarding its demolition. The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. The design is contemporary with a modern take on the typical vertical proportions of the more established buildings within the Campbell College site. The building has a larger footprint than the building to be replaced but is of a similar height. The increase in footprint helps enclose a space between the existing middle school and proposed building. The height is almost identical to the building immediately west of the development site and is less significant in terms of massing thus will not detract visually from the setting of the main school building further east. The proportions and solid : void ratio reflect those of the more established buildings on the site whilst the predominantly red/ brown brick finish reflective of the dominant finish on the main Listed school building and will sit sympathetically within the listed building context.</p> <p><b>Impact on setting of adjacent Listed Building</b></p> <p>9.5 The proposal has been assessed against Policy BH11 of PPS6. The application site is located approximately 60m East of HB26/13/003A: Campbell College and approximately 280m North-East of HB26/13/003B Gate Lodge to Campbell College, which are both Grade B1 listed buildings of special architectural and historic interest, protected under Section 80 of the Planning Act (NI) 2011.</p> <p>9.6 Historic Environment Division is content that the proposal satisfies SPPS (NI) and Policy BH11 (Development affecting the Setting of a Listed Building) of PPS6 Planning, Archaeology and the Built Heritage.</p> <p><b>Impact on SLNCI/ Local Landscape Policy Area</b></p> <p>9.7 The site is located within the Campbell College and Ormiston site of local nature conservation importance/ Local Landscape Policy Area as designated in the Draft Belfast Metropolitan Area Plan. Draft BMAP states that the listed buildings and what is an important landscape wedge in what is an urbanised area are features that contribute to the environmental quality, integrity and character of the area. The redevelopment of this developed area part of the site will not prejudice this character.</p> <p><b>Impact on Natural Heritage</b></p> <p>9.8 NIEA Natural Environment Division acknowledges receipt of Preliminary Ecological Appraisal dated August 2017 and has noted that the surveyor has carried out a Bat Roost Potential survey but has not classified the buildings roost suitability in this instance i.e. negligible, low, moderate or high.</p> <p>9.9 The Preliminary Ecological Appraisal noted <i>A search was made for evidence of badger presence within 100m of the site boundary. No evidence of badgers was found.</i></p> <p>9.10 Further Information was requested in the form of classification of bat roosting suitability, clarification on any works to be carried out on access road and a map of area searched during badger survey.</p> <p>9.11 Further supporting information has been submitted which confirms that the existing building and its surrounding area have negligible potential for roosting bats, no works are proposed on the entrance drive and an area of 100m around the development area was</p>
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	<p>surveyed for badgers and no evidence for their presence was found.</p>
9.12	<p><b>Traffic and Parking</b></p> <p>The proposal has been assessed against Policies AMP7, 8 and 9 of PPS3. The Ormiston Building is currently used for general teaching with 12 classrooms that will move to decant facilities. There will be no increase in number of pupils as a result of the proposal. And as such no increase in trip generation. There is a 29 space car park and a 48 space car park within the application site. The proposed building will replace the 29 space car park and there will be a further reduction of 7 spaces in the 48 space car park (a removal of 36 spaces). The proposal is to accommodate this parking shortfall within the existing pick up area to the west of these existing car parks (57 spaces). DFI Roads were consulted and had no objections to the loss of existing parking spaces subject to the condition set out below at 11.4.</p>
9.13	<p><b>Contamination</b></p> <p>Based on the findings of a preliminary risk assessment a site investigation was carried out. Four bore holes were drilled, and six soil samples and 3 ground water samples were analysed. Four rounds of gas monitoring were carried out.</p>
9.14	<p>The report concluded that the soils and ground water are not of reduced quality with regard to the proposed development and the ground gas does not pose any unacceptable risk to human health.</p>
9.15	<p>NIEA have noted that Intrusive site investigations have been undertaken in support of the GQRA. No evidence of ground or groundwater contamination has been detected at the site in the samples taken and there is no reason to suspect significant contamination within the planning area.</p>
9.16	<p>NIEA - Waste Management (WM) (Land and Groundwater Team) and Environmental Health Service have no objections to the development provided Conditions are placed on any Planning Decision Notice. These conditions are detailed below at 11.2 and 11.3.</p>
9.17	<p><b>Pre-application Community Consultation</b></p> <p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p>
9.18	<p>Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A Proposal of Application Notice (PAN) LA04/2017/1519/PAN was submitted to the Council on 7<sup>th</sup> July 2017.</p>
9.19	<p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p>
9.20	<p>A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p>
9.21	<p>The Public Consultation Event took place in the Library of Campbell College on Wednesday 6<sup>th</sup> September 2017. This event was advertised in the Belfast Telegraph on 30<sup>th</sup> August 2017.</p>

<p>9.22 9.23</p>	<p>No members of the public attended the event. Subsequently no feedback was provided.</p> <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
<p>10.0 10.1  10.2  10.3  10.4</p>	<p><b>Summary of Recommendation:</b></p> <p>10.1 Replacement Educational Building on established school site. Scale, massing, design and finished very much in keeping with the traditional and established context of Campbell College. No negative impact on nearby listed building. The proposed building offers a high quality design and will enhance the area, representing an enhancement given the dilapidated nature of the existing building on the site and also an enhancement in terms of the quality of facility offered.</p> <p>10.2 Statutory and non-statutory consultees have offered no objections to the proposal.</p> <p>10.3 The recommendation is to approve subject to conditions set out below.</p> <p>10.4 In light of an outstanding consultation from Natural Environment Division Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.</p>
<p>11.0 11.1  11.2  11.3  11.4</p>	<p><b>Conditions</b></p> <p>11.1 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> <p>11.2 If during the development works, new contamination and risks are encountered which has 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 to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>11.3 After completing any remediation works required under Condition 2, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>11.4 The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.05 bearing the date stamp 15<sup>th</sup> January 2018 to provide for parking and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any</p>

	<p>time other than for the parking and movement of vehicles.</p> <p>Reason: To ensure adequate provision has been made for parking and traffic circulation within the site.</p> <p><u>Informatives</u>  The purpose of the Conditions 2 and 3 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and endues of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.</p> <p>The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999.</p> <p>DAERA Regulation Unit recommend that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent.  Discharged waters should meet appropriate discharge consent Conditions.</p> <p>Prior to disposing waste materials to a suitable facility, waste classification needs to be completed of the materials either in-situ or of excavated materials in accordance with the EWC codes. Details of this classification can be found in Waste Management Paper No 3 at:</p> <p>Should the materials be classified as Hazardous waste then this material will need to be consigned off site as hazardous waste. NIEA should receive the waste consignment notices 72 hours in advance of any movements off site and waste materials moved off site only by a registered carrier (i.e. ROC permitted).  Also, if the material is hazardous, it should be WAC tested to determine a suitable landfill for disposal. Note there are no landfills in Northern Ireland licensed to take non- asbestos hazardous wastes, so this material would need to be disposed at a suitable site in England or Scotland.</p>
12.0	Notification to Department (if relevant) N/A
13.0	<p>Representations from elected members:</p> <p>None</p>
Neighbour Notification Checked <span style="float: right;">Yes</span>	
Signature(s)	
Date:	
<b>ANNEX</b>	
<b>Date Valid</b>	15th January 2018
<b>Date First Advertised</b>	2nd February 2018



<b>Date Last Advertised</b>	2nd February 2018
<b>Details of Neighbour Notification (all addresses)</b> 1 Hawthonden Gate, Belfast, BT4 2 Hawthonden Gate, Belfast, BT4 270 Belmont Road, Belfast, BT4	
<b>Date of Last Neighbour Notification</b>	5th February 2018
<b>Date of EIA Determination</b>	9 <sup>th</sup> February 2018
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 1-12 Site Location, Block Plan, Floor Plans and Elevations	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	