

Development Management Report Committee Application

Summary	
Committee Meeting Date: 11th December 2018	
Application ID: LA04/2018/1079/F	
Proposal: Public realm Environmental Improvements Scheme along Albert St, Cullingtrees Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps).	Location: Albert Street from Nr.23 (at Albert Court) to Nr 121 / junction with Divis Street Cullingtrees Road from Nr 40 to junction with Grosvenor Road St Peters Close.
Referral Route: Major Application (exceeds 1 hectare)	
Recommendation:	Approval
Applicant Name and Address: Department For Communities Causeway Exchange 1-7 Bedford Street Belfast	Agent Name and Address: McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast
<p>Executive Summary: The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> ● Principle of the development ● Traffic, Movement & Parking. ● Impact on Historic Monuments ● Other environmental factors <p>The site is within the development limits for Belfast and identified on unzoned, whiteland in extant BUAP and draft BMAP. The site area includes part of the Albert Street, Cullingtrees Road and St. Peters Close. Albert Street and Cullingtrees Road intersect towards the eastern end of Albert Street and connect the project area to key arterial routes of Falls road and Grosvenor road. The area is characterised by terraced and semidetached residential properties.</p> <p>The proposal is considered to be acceptable in principle on the grounds that the site is within the development limits for Belfast and the proposal is for environmental improvements to an area in need of physical regeneration.</p> <p>The overall appearance of this area is dilapidated in the respect of public realm. It is characterised by large amounts of hard surfacing and footpaths. The proposal will see this upgraded to include new kerbs, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, new trees, new safety bollards and railings and speed reduction measures (table top ramps).</p> <p>The design complies with guidance in SPPS in that the proposal will improve the appearance of the street. Paragraphs 4.23-4.36 of the SPPS outlines that the benefit of such improvements to urban neighbourhoods.</p>	

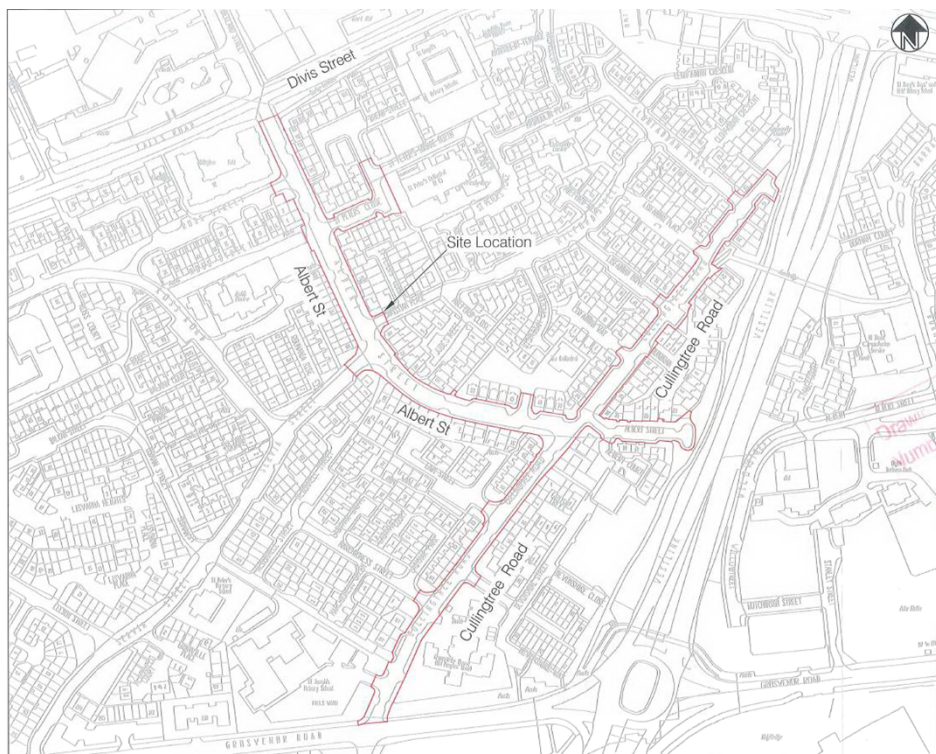
DFI Roads had no objections in principle but require some technical amendments. DFI Roads have been re-consulted with amended plans and BCC Planning are awaiting final response. HED have no objections to the proposal.

The application has been advertised and neighbour notified, in accordance with the statutory requirements. No objections have been received.

Having had regard to relevant planning policies and other material considerations, it is recommended that the proposal should be approved subject to conditions. Delegated authority is requested for the Director of Planning & Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	0
Letters of Objection	0
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	No representations received;

Planning Assessment of Policy and Other Material Considerations

1.0	<p>Characteristics of the Site and Area</p> <p>The area of the site is located off Divis Street and Grosvenor Road in the Lower Falls area of West Belfast. The site area includes part of the Albert Street, Cullingtree Road and St. Peter's Close. Albert Street and Cullingtree Road intersect towards the eastern</p>
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	end of Albert Street and connect the project area to key arterial routes of Falls road and Grosvenor road. The area is characterised by terraced and semidetached residential properties.
2.0	<p>Description of Proposal Public realm Environmental Improvements Scheme along Albert St, Cullingtree Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps).</p>
3.0	<p>Site History Ref ID: Z/1993/2415 Proposal: Proposed landscaping works and erection of new railings and gates Address: LAND SURROUNDING ST PETERS CATHEDRAL,ALBERT TERRACE BELFAST BT12</p> <p>Ref ID: Z/2005/1356/F Proposal: Reduction in width of existing footpath leading from McDonnell Street onto Albert Street and the incorporation of resultant land into adjacent gardens. Address: The existing public footpath between 1 McDonnell Street and 78 Albert Street, Belfast, BT12 4JY Decision Date: Approval 14.09.2005</p> <p>Ref ID: LA04/2017/2517/F Proposal: Proposals include; new paving outside MSC building on Albert Street; new private, secured car park at lands to north of MSC, with new vehicle entrance from Albert Street, with associated street lighting; closing off alleyway between MSC (south of building) through to Romania Rise; Environmental improvements at Romania Rise & Servia Street, including new fences and planting, footpath resurfacing; Kerb realignment and traffic calming measures at existing entrance to Romania Rise at junction with Ross Road. Address: Lands adjacent to Maureen Sheehan Centre 106 Albert Street Belfast BT12 4HL 13 Romania Rise Belfast BT12 4SX and Servia Street Belfast BT12 4EJ., Decision: Approval</p> <p>Ref ID: LA04/2017/2217/PAN Proposal: Public Realm Environmental Improvements Scheme along Albert Street, Cullingtree Road and St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps). Address: Albert Street, from Nr. 23 (at Albert Court) to, Nr 121 / junction with Falls Road, Cullingtree Road, from Nr 40 to junction with, Grosvenor Road St Peters Close., Decision: PAN acceptable.</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015

	draft Belfast Metropolitan Area Plan 2015 Belfast Urban Area Plan 2001
4.2	Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 (PPS3) - Access, Movement and Parking Planning Policy Statement 6- Planning, Archaeology and the Built Heritage
5.0	Statutory Consultee Responses
	HED - No objection DFI - Transport NI - No objection in principle but awaiting a response on revised drawings.
6.0	Non Statutory Consultee Responses
	N/A
7.0	Representations
	N/A
8.0	Other Material Considerations
	N/A
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> ● Principle of the development ● Traffic, Movement & Parking. ● Impact on historic Monuments ● Other environmental factors
9.2	The application has been advertised and neighbour notified, in accordance with the statutory requirements. No objections have been received.
9.3	The SPPS sets out five core planning principles of the planning system, including improving health and wellbeing, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
9.4	Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements', including PPS 3.
9.5	<i>Principle of the development</i> The design complies with guidance in SPPS in that the proposal will improve the appearance of the street. Paragraphs 4.23-4.36 of the SPPS outlines that the benefit of such improvements to urban neighbourhoods. The principle of development is acceptable as the proposal seeks to upgrade existing hard surfaced areas in the neighbourhood which will help to enhance and regenerate the appearance of the urban area.
9.6	<i>Traffic, Movement & Parking.</i> DFI Roads were consulted and had no objections in principle. However they required some technical amendments and detailing which do not go to the heart of the development. These have been received and forwarded to DFI Roads for comment. BCC Planning are awaiting a response and request that delegated authority is given to the Director of Planning and Building Control, to agree the final wording of conditions.
9.7	<i>Impact on Historic Monuments</i> HED Historic Monuments has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

9.8	<p><i>Other environmental factors</i></p> <p>The proposed planting shall contribute to the visual appearance of the area and improve the air quality and biodiversity in the vicinity. The introduction of traffic calming measures will help to reduce anti-social behaviour by deterring speeding.</p>
9.9	<p><u>Pre-application community consultation</u></p> <p>For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.</p>
9.10	<p>Section 27 also requires that a prospective applicant, prior to submitting a major application 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 PAN LA04/2017/2217/PAN was submitted to the Council on 29th September 2017.</p>
9.11	<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. A Pre Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p>
9.12	<p>A Public Information Event was held at the Maureen Sheehan community centre on the 25th October 2017. This event was publicly advertised in the local press. The advert was also advertised through a mail drop/ invites to local business, residents and Councillors.</p>
9.13	<p>The event took the form of an unmanned displays at the centre with information on the plans. Feedback forms were provided for comments to be made. The event was attended by members of the public. 22 feedback forms were received. Overall the feedback from the public consultation event was positive. 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>
10.0	<p>Having regard to the policy context and other considerations above, the proposal is considered acceptable. It is deemed to comply with the development plan context and planning policy. Planning permission is recommended subject to the conditions set out below. It is requested that delegated authority is given to the Director of Planning and Building Control, to agree the final wording of conditions.</p>

Neighbour Notification Checked: Yes
Draft Conditions (final conditions delegated to Director of Planning & Building Control requested):
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.

ANNEX	
Date Valid	4th June 2018

Date First Advertised	25th May 2018
Date Last Advertised	25th May 2018
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Cullingtree Road,Belfast,Antrim,BT12 4JT, The Owner/Occupier, 1 Marchioness Street,Belfast,Antrim,BT12 4LA, The Owner/Occupier, 1 Mcdonnell Street,Belfast,Antrim,BT12 4JY, The Owner/Occupier, 1 Quadrant Place,Belfast,Antrim,BT12 4HX, The Owner/Occupier, 1 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 10 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 100-109 Albert Street,Belfast,Antrim,BT12 4HL, The Owner/Occupier, 100-104 Cullingtree Road,Belfast,Antrim,BT12 4BA, The Owner/Occupier, 11 Cullingtree Road,Belfast,Antrim,BT12 4JT, The Owner/Occupier, 11 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 25-90, 111-119 Albert Street,Belfast,Antrim,BT12 4HG, The Owner/Occupier, 12 Jude Street,Belfast,Antrim,BT12 4DF, The Owner/Occupier, 12 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 13-99 Cullingtree Road,Belfast,Antrim,BT12 4JT, The Owner/Occupier, 13 Lisfaddan Drive,Belfast,Antrim,BT12 4SH, The Owner/Occupier, 13 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 14 Jude Street,Belfast,Antrim,BT12 4DF, The Owner/Occupier, 14 Lisfaddan Drive,Belfast,Antrim,BT12 4SH, The Owner/Occupier, 14 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 15 St Peters Close,Belfast,Antrim,BT12 4HW, The Owner/Occupier, 16 Jude Street,Belfast,Antrim,BT12 4DF, The Owner/Occupier, 16 Lisfaddan Drive,Belfast,Antrim,BT12 4SH, The Owner/Occupier,</p>	

19 Cullingtree Road,Belfast,Antrim,BT12 4JT,
The Owner/Occupier,
2 Christian Place,Belfast,Antrim,BT12 4DE,
The Owner/Occupier,
2 Ladymar Walk,Belfast,Antrim,BT12 4NU,
The Owner/Occupier,
2 Quadrant Place,Belfast,Antrim,BT12 4HX,
The Owner/Occupier,
2 St Peters Close,Belfast,Antrim,BT12 4HW,
The Owner/Occupier,
6 Grove Tree North,Belfast,Antrim,BT12 4SN,
The Owner/Occupier,
6 Grove Tree South,Belfast,Antrim,BT12 4SW,
The Owner/Occupier,
6 Ladymar Walk,Belfast,Antrim,BT12 4NU,
The Owner/Occupier,
6 Ross Street,Belfast,Antrim,BT12 4EA,
The Owner/Occupier,
6 St Peters Close,Belfast,Antrim,BT12 4HW,
The Owner/Occupier,
9 St Peters Close,Belfast,Antrim,BT12 4HW,
The Owner/Occupier,
Albert St Community Centre Ltd,The Maureen Sheehan Centre,106 Albert
Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Brunch,121 Albert Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Cathedral Community Services,02,The Maureen Sheehan Centre,106 Albert
Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Community House,Albert Street,Belfast,Antrim,BT12 4HB,
The Owner/Occupier,
Divis Joint Development Committee,Frank Gillen Centre 1a,Cullingtree
Road,Belfast,Antrim,BT12 4JT,
The Owner/Occupier,
North West Trust,01,The Maureen Sheehan Centre,106 Albert
Street,Belfast,Antrim,BT12 4HL,
The Owner/Occupier,
Sure Start,03,The Maureen Sheehan Centre,106 Albert Street,Belfast,Antrim,BT12 4HG,
The Owner/Occupier,
Wardens Flat,17,Oriel House,Falls Road,Belfast,Antrim,BT12 4DU,

Date of Last Neighbour Notification	6th July 2018
Date of EIA Determination	
ES Requested	No

Planning History

Ref ID: Z/1993/2415

Proposal: Proposed landscaping works and erection of new railings and gates

Address: LAND SURROUNDING ST PETERS CATHEDRAL,ALBERT TERRACE BELFAST BT12

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Ref ID: Z/2005/1356/F

Proposal: Reduction in width of existing footpath leading from McDonnell Street onto Albert Street and the incorporation of resultant land into adjacent gardens.

Address: The existing public footpath between 1 McDonnell Street and 78 Albert Street, Belfast, BT12 4JY

Ref ID: LA04/2017/2517/F

Proposal: Proposals include; new paving outside MSC building on Albert Street; new private, secured car park at lands to north of MSC, with new vehicle entrance from Albert Street, with associated street lighting; closing off alleyway between MSC (south of building) through to Roumania Rise; Environmental improvements at Roumania Rise & Servia Street, including new fences and planting, footpath resurfacing; Kerb realignment and traffic calming measures at existing entrance to Roumania Rise at junction with Ross Road.

Address: Lands adjacent to Maureen Sheehan Centre 106 Albert Street Belfast BT12 4HL 13 Roumania Rise Belfast BT12 4SX and Servia Street Belfast BT12 4EJ.,

Ref ID: LA04/2017/2217/PAN

Proposal: Public Realm Environmental Improvements Scheme along Albert Street, Cullingtree Road and St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (eg table top ramps).

Address: Albert Street, from Nr. 23 (at Albert Court) to, Nr 121 / junction with Falls Road, Cullingtree Road, from Nr 40 to junction with, Grosvenor Road St Peters Close.,

Drawing Numbers and Title**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department: