

Committee Application

| Development Management Report | |
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| Application ID: LA04/2019/0143/F | Date of Committee: 9 April 2019 |
| Proposal: Provision of a secure bike shelter (capacity 20 bikes) associated to the Belfast Rapid Transit (BRT) scheme. | Location: Opposite 14 to 22 Upper Newtownards Road beside Bloomfield Walkway & Ravenscroft Avenue car Park. |
| Referral Route: Planning Committee- BCC in current ownership of the land. | |
| Recommendation: | Approval subject to conditions |
| Applicant Name and Address: Clear Channel NI Ltd Channel Commercial Park Queens Road Belfast BT3 9DT | Agent Name and Address: N/A |
| <p>Executive Summary: This application seeks full planning permission for the provision of a secure bike shelter (capacity 20 bikes) associated to the Belfast Rapid Transit (BRT) scheme.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Loss of Open Space • Impact on trees • Design, Impact on character and appearance of the area • Impact on amenity <p>The application site is identified as whiteland in BUAP 2001.</p> <p>The application site is identified as white land within the draft Ravenscroft Avenue Area of Townscape Character in dBMAP 2015.</p> <p>The land is a small grassed area of open space within a largely commercial area.</p> <p>The bike shelter will be located partly on the grassed area with proposed paving surrounding the shelter. The remaining grassed area within the application site will remain as open space.</p> <p>It is considered, on balance, that the provision of these facilities for the wider community, outweigh the loss of open space at this location.</p> <p>This proposal will provide bike shelters for the community which will encourage the use of sustainable modes of transportation within the city and thereby benefit health and well-being in the area.</p> <p>DFI Roads was consulted and offered no objections subject to conditions.</p> <p>The BCC Tree Officer was consulted and concluded that more information would be required to ensure the protection of the street trees. At the time of finalising the report this information remains</p> | |

outstanding. However, based on the submission of this information, it is considered, any objection is unlikely. It is requested that Committee delegate authority to the Director of Planning and Building Control regarding necessary tree conditions.

The proposal has been assessed against, and is considered to comply with, the SPPS, BUAP, Draft BMAP, PPS8, PPS3 and aPPS6.

Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved subject to conditions.

Recommendation: Approve subject to conditions

It is requested that committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions, specifically regarding the protection of the trees on site.

Case Officer Report

Site Location Plan



CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR ERRORS

Side Elevation Scale 1:100

Side Elevation Scale 1:100

Front Elevation Scale 1:100

Bus Halt Plan View Scale 1:200

Location Plan, Scale 1:2500

Existing 22.07.17

REV | DESCRIPTION | BY | DATE

| Characteristics of the Site and Area | |
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| 1.0 | Description of Proposed Development This application seeks full planning permission for the provision of a secure bike shelter (capacity 20 bikes) associated with the Belfast Rapid Transit (BRT) scheme. |
| 2.0 | Description of Site and Area The application site comprises a small grass area of open space located adjacent to Ravenscroft Avenue car park and Bloomfield Walkway. The site is located behind the current BRT Holywood Arches Bus Stop and is within the Ravenscroft Avenue Area of Townscape Character. The surrounding area is largely commercial. |
| Planning Assessment of Policy and other Material Considerations | |
| 3.0 | Site History No relevant site history. |
| 4.0 | Policy Framework |
| 4.1 | Belfast Urban Area Plan 2001 (BUAP) |
| 4.2 | (Draft) Belfast Metropolitan Area Plan 2015 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. |
| 4.2.1 | Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits. |
| 4.3 | Regional Development Strategy 2035 |
| 4.4 | Strategic Planning Policy Statement 2015 |
| 4.5 | Planning Policy Statement 8: Outdoor Recreation, Sport and Open Space |
| 4.6 | Planning Policy Statement 3: Access, Movement and Parking |
| 4.7 | Addendum to PPS 6: Areas of Townscape Character |
| 5.0 | Statutory Consultees Responses |
| 5.1 | DFI Roads- Hydebank- No objection, subject to conditions. |
| 6.0 | Non Statutory Consultees Responses |
| 6.1 | BCC Tree Officer requested further information regarding the condition of the trees and proposed construction methods and tree protection measures to ensure the retention of the trees behind the bus stop which along this arterial route provide public visual amenity. This information has been requested by the Local Planning Authority. |
| 7.0 | Representations |
| 7.1 | The application was neighbour notified on the 22 nd January 2019 and advertised in the local press on the 1 st February 2019. No representations have been received. |

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| 8.0 | Other Material Considerations |
| 8.1 | N/A |
| 9.0 | Assessment |
| 9.1 | The site is identified as white land in BUAP and as white land within the ATC in draft BMAP 2015. It is a small grassed area of open space. |
| 9.2 | <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Loss of Open Space - Impact on Trees - Design, Impact on character and appearance of the area - Impact on amenity <p><u>Principle of development</u> The application site is within the development limits in Draft BMAP 2015 and the BUAP 2001. The land is a small grassed area of open space within a largely commercial area. Overall, the proposal would fulfil the main objectives of Draft BMAP and the SPPS, in that, the provision of secure cycle parking as part of wider linkages between the Belfast Rapid Transit and other modes of sustainable transport. In light of this, there is no objection in principle subject to the material considerations set out below.</p> <p><u>Loss of Open Space</u> The SPPS and PPS8 state a presumption against the loss of open space to competing land uses. Any exception to this should only be appropriate where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of the open space; or where it is demonstrated that the loss of open space will have no significant detrimental impact. The location will link the Comber and Connswater Greenways with the new BRT Gilder services. Whilst, it is accepted that the subject site comprises a small area of grassland which provides a welcome visual break along an arterial route, the bike shelter will be located partly on the grassed area with proposed paving surrounding the shelter. The remaining grassed area within the application site will remain as open space. This proposal will provide bike shelters for the community which will encourage the use of these facilities and thereby benefit health and well-being in the area. It is considered, on balance, that the provision of these facilities for the wider community, outweigh the loss of open space at this location.</p> <p><u>Impact on Trees</u> The site contains 4 street trees which help provide visual amenity along the arterial route. The Tree Officer has sought further clarification regarding construction methods to ensure no works take place within the Root Protection Zone of the trees. Further clarification has also been requested regarding proposed tree protection measures, in order to ensure the retention of these trees, which the Local Planning Authority would wish to see are retained. At the time of finalising the report this information remains outstanding. However, based on the submission of this information, it is considered, any objection is unlikely. It is requested that Committee delegate authority to the Director of Planning and Building Control regarding necessary tree conditions.</p> <p><u>Design, Impact on character and appearance of the area</u> The proposed bike shelter will be 2.9m in height, 4.6m width and 5.4m depth and will be similar in style to that of the existing Belfast Rapid Transit Holywood Arches Bus Stop. It is therefore considered that the proposal will not have an unacceptable impact on the character and</p> |

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| | <p>appearance of the surrounding area. The proposal will not unacceptably impact on the Ravenscroft Avenue Area of Townscape Character within the Draft BMAP.</p> <p><u>Impact on amenity</u></p> <p>Due to the small scale of the proposal and that the bike shelter will be of a similar design to the already existing BRT bus stop, it is not considered that there would be an unacceptable impact on the amenity of the surrounding area or on the draft Area of Townscape Character. The existing street trees provide a public visual amenity in this area and their retention is key. Overall, the proposal will not have an unacceptable impact on the amenity of the surrounding area or the Ravenscroft Avenue Area of Townscape Character.</p> |
| 10.0 | <p>Summary of Recommendation: Approve</p> <p>Having regard to the policy context and other material considerations, on balance, the proposal is considered acceptable. It is requested that the committee delegate authority to the Director of Planning and Building Control to grant conditional planning permission.</p> |
| 11.0 | <p>Conditions</p> <ol style="list-style-type: none"> 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>Reason: Time Limit.</p> <ol style="list-style-type: none"> 2. Any existing street furniture within the extent of the proposed works shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense. <p>Informatives</p> <ol style="list-style-type: none"> 1. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor. 2. All construction plant and materials shall be stored within the curtilage of the site. 3. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast South Section Office, 1A Airport Road, Belfast BT3 9DY. A monetary deposit will be required to cover works on the public road. 4. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road or footway and any existing drainage is accommodated. |

Notification to Department (if relevant): N/A

Representations from Elected members: No formal representations

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
10 Upper Newtownards Road,Belfast,Down,BT4 3EL
The Owner/Occupier,
14 Upper Newtownards Road,Belfast,Down,BT4 3EL
The Owner/Occupier,
16-20 ,Upper Newtownards Road,Belfast,Down,BT4 3EL
The Owner/Occupier,
2 Ravenscroft Avenue,Belfast,Down,BT5 5BA
The Owner/Occupier,
22 Upper Newtownards Road,Belfast,Down,BT4 3EL
The Owner/Occupier,
24 Upper Newtownards Road,Belfast,Down,BT4 3EL
The Owner/Occupier,
26 Upper Newtownards Road,Belfast,Down,BT4 3EL
The Owner/Occupier,
26 Upper Newtownards Road,Belfast,Down,BT4 3LD
The Owner/Occupier,
2a ,Ravenscroft Avenue,Belfast,Down,BT5 5BA
The Owner/Occupier,
4 Ravenscroft Avenue,Belfast,Down,BT5 5BA
The Owner/Occupier,
8 Upper Newtownards Road,Belfast,Down,BT4 3EL