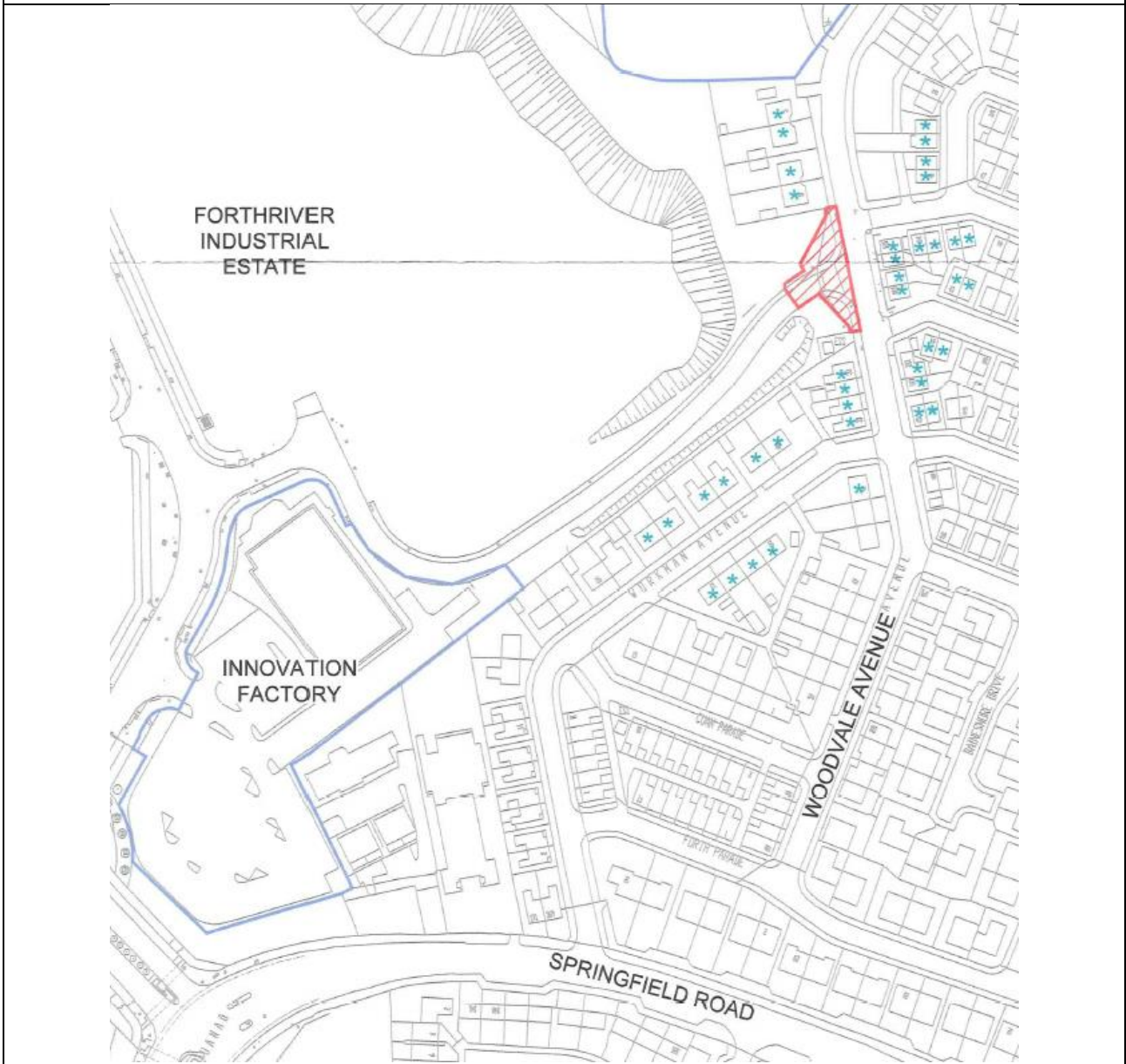


Committee Application

Development Management Report	
Application ID: LA04/2019/2928/F	Date of Committee: Tuesday 11 th February 2020
Proposal: Realigned fence and vehicle & pedestrian gates to replace existing. Widened pedestrian gates with additional landscaping, widened footpaths and the resurfacing of an existing road entrance.	Location: Lands at the existing Invest NI Forthriver Industrial Estate Woodvale Avenue
Referral Route: Application made by Belfast City Council	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Belfast City Council City Hall Belfast BT1	Agent Name and Address: McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ
<p>Executive Summary:</p> <p>Full planning permission is sought for an amended access to the Forthriver Industrial Estate from Woodvale Avenue. The access will provide both pedestrian and vehicle access to the site.</p> <p>The proposed gates measure a height of 2.5m with new paladin fencing on either side of the entrance gates also 2.5m in height. Associated landscaping is proposed on both sides of the entrance, along with resurfacing of the existing ground. It is proposed that the vehicle access extends to a width of 5.8m, whilst the pedestrian access is 2.9m in width.</p> <p>The proposed access will also help create and enhance shared space by providing greater connectivity to the Forthriver Industrial Estate for residents from the Woodvale area. The proposed access is also considered to support the good design paragraphs within the SPPS in that its makes positive use of the assets of the site by including landscaping to enhance the character of the area.</p> <p>The scale and nature of the development is considered acceptable, in that the 2.5m gates and paladin fencing is similar in scale to the existing gates on the site. The proposal will not alter the character of the existing development as it has already been established with the existing although currently redundant access. The alterations to the access will allow for its use to become operational and provide a greater contribution to the connectivity of the area and the quality of the environment.</p> <p>No third party representations have been received.</p> <p>DFI Roads has been consulted and offered no objection to the proposal.</p> <p><u>Recommendation – Approve</u></p> <p>Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Full planning permission is sought for an amended access to the Forthriver Industrial Estate from Woodvale Avenue. The access will provide both pedestrian and vehicle access to the site.
1.2	The proposed gates measure a height of 2.5m with new paladin fencing on either side of the entrance gates also 2.5m in height. Associated landscaping is proposed on both sides of the entrance, along with resurfacing of the existing ground. It is proposed that the vehicle access extends to a width of 5.8m, whilst the pedestrian access is 2.9m in width.
2.0	Description of Site
2.1	The site encompasses an irregular portion of land located at the entrance to Forthriver Industrial Estate from Woodvale Avenue. An existing access is currently on the site and is currently closed off to Woodvale Avenue with metal gates approximately 2.5m in height.
2.2	A number of semi-detached residential properties are located opposite and adjacent to the site which contribute to the character of the area. The wider context of the area is defined by a large Industrial Estate to the rear of the site, and the residential properties east of the site which are predominantly semi-detached and finished in red brick.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History <ul style="list-style-type: none"> LA04/2016/2678/F Forthriver Business Park, Springfield Road, Belfast, BT12 7DG, Provision of vehicular and pedestrian gates and fencing. Provision of street lighting. 10nr columns along access road to Woodvale Avenue. PERMISSION GRANTED
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.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 3: Access Movement and Parking
4.4.1	Policy AMP 2
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection subject to informatives
6.0	Non Statutory Consultees Responses

6.1	None
7.0	Representations
7.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The key issues to be considered are: <ul style="list-style-type: none"> - The impact on the character and appearance of the area - Road safety
9.2	The access will provide both pedestrian and vehicle access to the site from Woodvale Avenue. The proposed gates measure a height of 2.5m with new paladin fencing on either side of the entrance gates also 2.5m in height. Associated landscaping is proposed on both sides of the entrance, along with resurfacing of the existing ground. It is proposed that the vehicle access extends to a width of 5.8m, whilst the pedestrian access is 2.9m in width.
9.3	The site is located within white land as designated by the Draft Belfast Metropolitan Plan and has no particular zoning. The site is located at the entrance to Forthriver Industrial Estate off Woodvale Avenue. The area is characterised by a large area of vacant land to the rear of the site, and a number of residential properties which are located adjacent and opposite the site, these are predominantly semi-detached and finished in red brick.
9.4	The proposal is considered compliant with the relevant core planning principals within the SPPS, in that it encourages the improvement of health and well-being by providing better connected communities with a safe pedestrian environment as stated within paragraph 4.5 of the SPPS. The proposed access will also help create and enhance shared space by providing greater connectivity to the Forthriver Industrial Estate for residents from the Woodvale area. The proposed access is also considered to support the good design paragraphs within the SPPS in that its makes positive use of the assets of the site by including landscaping to enhance the character of the area.
9.5	Policy AMP 2 within PPS 3 states that planning permission will only be granted for a development involving the intensification of an existing access onto a public road where; there will be no prejudice to road safety, or will not significantly inconvenience the flow of traffic. There are a number of factors within Policy AMP 2 to be considered to ensure the proposal is considered acceptable. The scale and nature of the development is considered acceptable, in that the 2.5m gates and paladin fencing is similar in scale to the existing gates on the site. The proposal will not alter the character of the existing development as it has already been established with the existing although currently redundant access. The alterations to the access will allow for its use to become operational and provide a greater contribution to the connectivity of the area and the quality of the environment.
9.6	DFI Roads have been consulted and offered no objection to the proposal.
9.7	Taking into account the location of the site and the character of the surrounding area the proposal will not have a significant adverse impact on any existing properties in terms of amenity by way of noise or disturbance.

10.0	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.</p>
11.0	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <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. Provision shall be made to the satisfaction of DfI, to ensure that surface water does not flow from the site onto the public road. 4. 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 Section Engineer whose address is 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.
<p>Notification to Department (if relevant)</p>	
<p>Representations from Elected members: No representation has been received from elected members.</p>	

ANNEX	
Date Valid	17th December 2019

Date First Advertised	10 th January 2020
Date Last Advertised	10 th January 2020
Details of Neighbour Notification (all addresses)	
<ul style="list-style-type: none"> • The owner/Occupier, • 11 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 124 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 126 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 128 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 130 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 132 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 33 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 41 Woodvale Avenue, Belfast, Antrim • The owner/Occupier, • 44 Dhu Varren Parade, Belfast, Antrim • The owner/Occupier, • 52 Dhu Varren Parade, Belfast, Antrim 	
Date of Last Neighbour Notification	9 th January 2020
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title	
<ul style="list-style-type: none"> 01- Location Plan, 02- Existing Layout and Levels 03- Proposed Layout Plan 04- Gates Elevations and Details 	
Notification to Department (if relevant) N/A	
Date of Notification to Department:	
Response of Department:	