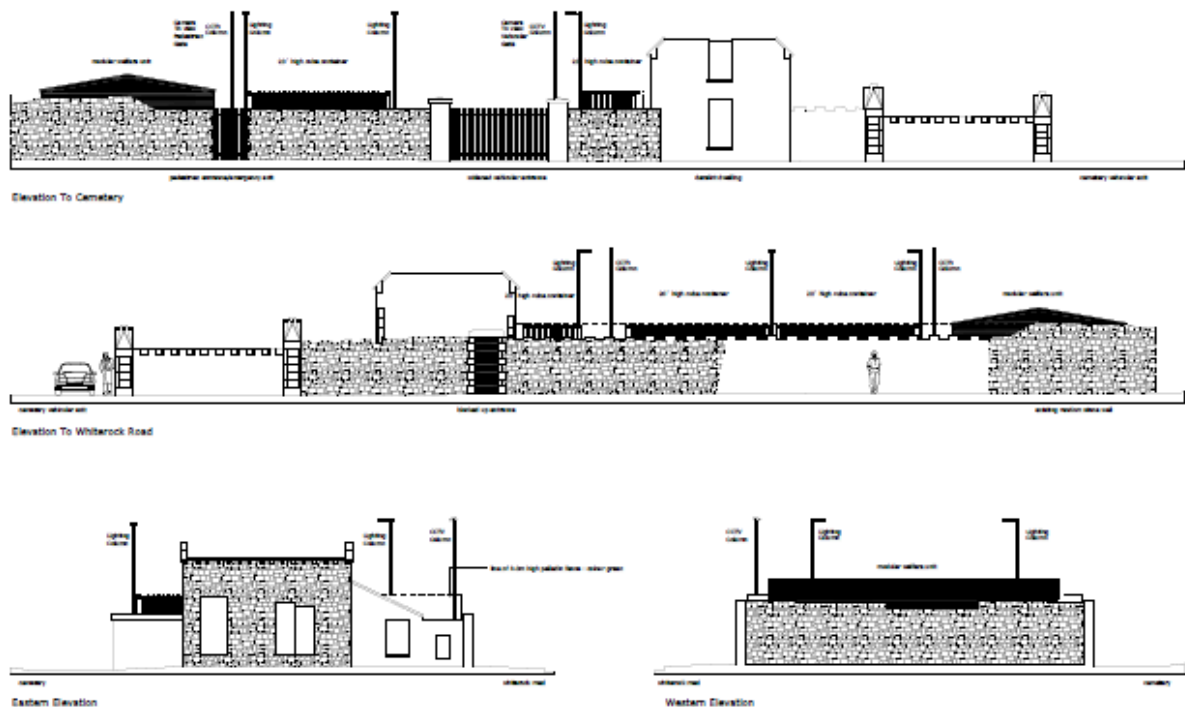


Committee Report

Development Management Report	
Application ID: LA04/2019/1929/F	Date of Committee: Tuesday 10 th March 2020
Proposal: Temporary re-location of Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5 new steel storage containers, modular welfare facility, 3m perimeter fence and lighting, CCTV columns gates to vehicular and pedestrian access points.	Location: Lands adjacent to the Whiterock Road and located at the City Cemetery exit point, site boundary adjacent to an existing derelict stone building.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation (BCC Own Application)	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council	Agent Name and Address: McAdam Design Castlereagh Business Park 478 Castlereagh Road
Executive Summary: Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5 new steel storage containers, modular welfare facility and a 3m perimeter fence.	
Area Plan The proposal is for the re-location of the existing Belfast City Council Cemetery Service Yard. This is required to allow construction of the visitor centre previously approved under the reference LA04/2018/1651/F. The re-location is approximately 300m from the existing site situated within an existing walled compound with access from the cemetery. The proposed site contains a structures and buildings now in a derelict state.	
The key issues to be considered are:	
<ul style="list-style-type: none">• Principle of a service yard in this location• Design• Impact on the setting of a listed building	
The proposal is deemed to comply with the SPSS and PPS 6. The proposed development is considered acceptable with no adverse impacts on the setting of a listed building. HED were consulted and had no objections with conditions.	
The application is brought before committee under section 3.8.5 (c) of the scheme of delegation as the application is made by the Council.	
Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.	
Recommendation The application is recommended for approval.	

Elevations



Characteristics of the Site and Area

1.0 Description of Proposed Development

Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5No. new steel storage containers, modular welfare facility, 3m perimeter fence and lighting and CCTV columns. Gates to vehicular and pedestrian access points.

2.0 Description of Site

The site is on the boundary of the city cemetery adjacent to the Whiterock Road. The site is located adjacent to the entrance to the city cemetery from the Whiterock Road opposite the junction to Britton Parade. The proposed site is bounded by a wall and within the confines of the ruins of a building. The proposal re-locates the existing service yard approximately 300m further away from the existing site which is in close proximity to the Falls Road.

The surrounding area is predominately residential with terrace buildings opposite the site as well as a children's play park and a GAA sports ground.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

LA04/2018/1651/F, Belfast City Cemetery, Creation of a new visitor centre for the Belfast City Cemetery, PERMISSION GRANTED, 14.08.2018

4.0 Policy Framework

4.1 Belfast Urban Area Plan

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 6: Planning, Archaeology and The Built Heritage
4.4.1	Policy BH 8: Extension or Alteration of a Listed Building
5.0	Statutory Consultees Responses NIEA NI Water HED
6.0	Non-Statutory Consultees Responses Environmental Health
7.0	Representations
	The application has been neighbour notified on the 2 nd September 2019 and advertised in the local press on the 5 th September 2019. No representations have been received.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of a service yard in this location • Design • Impact on listed building <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Principle of a service yard within this location</p> <p>The proposal seeks the re-location of an existing service yard on a temporary basis whilst the approved visitor centre under the reference LA04/2018/1651/F is built. With consideration that there is currently a service yard within the site and that the proposed service yard will be temporary, the principle of the service yard is acceptable.</p> <p>Design</p> <p>The design complies with the SPPS. The buildings on site will be of similar appearance to those within the existing yard whilst they will be in place only on a temporary basis. Existing walls of the compound in which the yard is to be situated will aid in screening the proposal.</p>

	<p>Impact on listed building</p> <p>The proposal is located within close proximity to boundary walls, piers, gates and railings at the entrance (Grade B2). HED have been consulted and had no objections. It is deemed the proposal will retain the character of the listed building/wall and complies with policy BH 8 of PPS 6.</p>
9.3	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p>
10.0	<p>Summary of Recommendation: Approval</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. 2. The building(s), steel storage containers, perimeter fence and lighting and CCTC columns, hereby permitted shall be removed and the land restored to its former condition before 5 years of date of which this permission is granted. Reason: In the interest of the character and appearance of the surrounding area. 3. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray shall be carried out without prior consent. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011 4. Vegetation removal, like for like repairs to pillars, walls and railings shall be carried out by hand or by tools held in the hand other than power-driven tools. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011 5. The relocated pier at the vehicular entrance shall be rebuilt in new location with site reclaimed basalt and the existing stone coping reinstalled (Like for like). Corner return stones to be reused to match existing detailing. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011 6. The new proposed pedestrian opening reveals shall be detailed with cornered returns and made from site reclaimed basalt stone. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011

7. New metal work gates shall be hand printed.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011

8. Lime mortar (with no cement additive) for bedding and pointing shall be used for all repairs and works to existing stone boundary walls.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to ensure the fabric is protected from damage during the course of works under Section 80 of The Planning Act (NI) 2011

Informatives

1. the applicant must refer and adhere to the precepts contained in DAERA Standing Advice

- Commercial or Industrial Developments
- Pollution Prevention Guidance
- Discharges to the Water Environment
- Vehicle Washing

2. All washing must take place within the designated wash area.

3. The wash area must be constructed of an impermeable material.

4. All wash waters must be contained within the designated wash area before being directed to the Northern Ireland Water foul sewer.

5. There should be secondary containment for chemicals and their storage must take into account any drainage systems or any other potential pathways in order to prevent accidental release or escape of pollutants to the environment.

6. The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

7. The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.

8. This application is linked to a Listed Building Consent under the reference LA04/2019/2333/LBC

Notification to Department (if relevant) N/A

Representations from Elected members: None