

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 10 th December 2024	
Application Ref: LA04/2024/1046/F	
Proposal: Erection of a store to be used as a workshop for Eurobins.	Location: Duncrue Complex, Duncrue Road, Belfast BT3 9BP
Referral Route: Paragraph 3.8.5 (d) of the Scheme of Delegation – Council owned land	
Recommendation: Approval subject to condition	
Applicant Name and Address: Belfast City Council City & Neighbourhood Services Duncrue Complex, Duncrue Road Belfast BT3 9BP	Agent Name and Address: Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP
Date Valid: 29.10.2024	
Target Date: 11.02.2025	
Contact Officer: Lisa Walshe, Principal Planner	
<p>Executive Summary:</p> <p>This application seeks full planning permission for the erection of a store to be used as a Eurobins workshop. The application site is situated at Duncrue Complex, Duncrue Road.</p> <p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> • Principle of the proposal • Environmental considerations • Design <p>The Eurobins workshop facilitates commercial bins being repaired or refurbished before being issued to customers or events. The height and scale of the workshop is designed to appear subservient when read alongside the other buildings within the development.</p> <p>Recommendation</p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>	

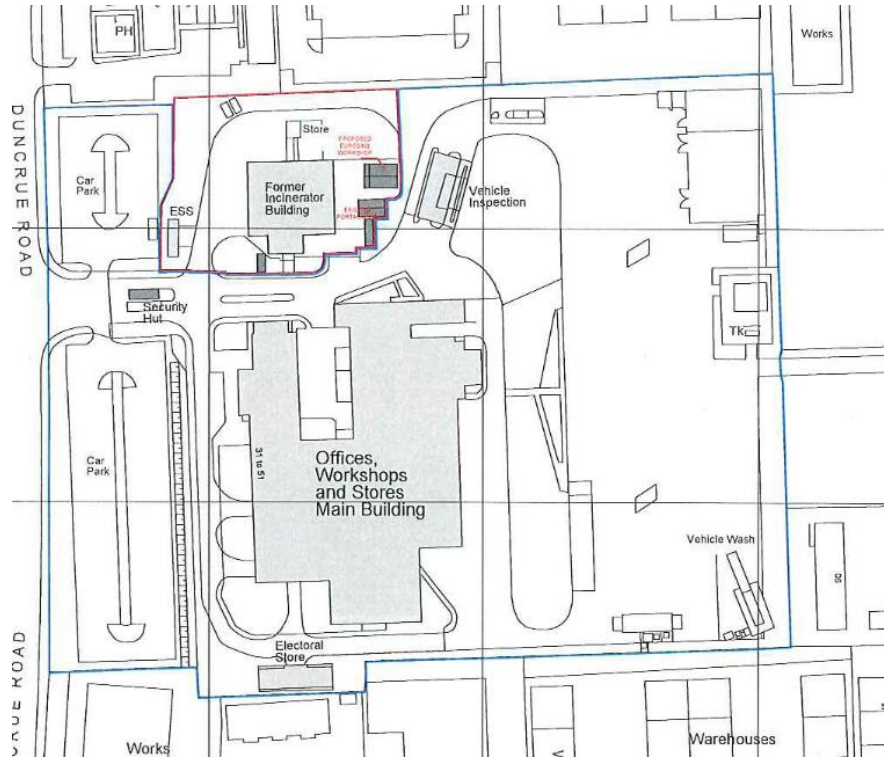
Officer Report

1.0

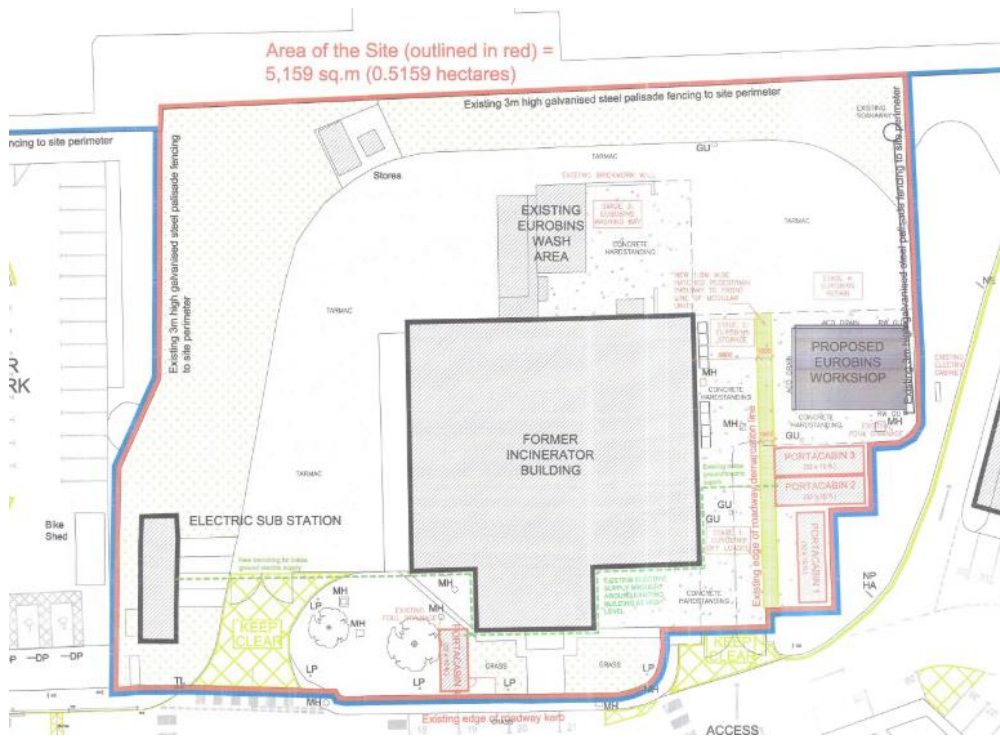
Drawings

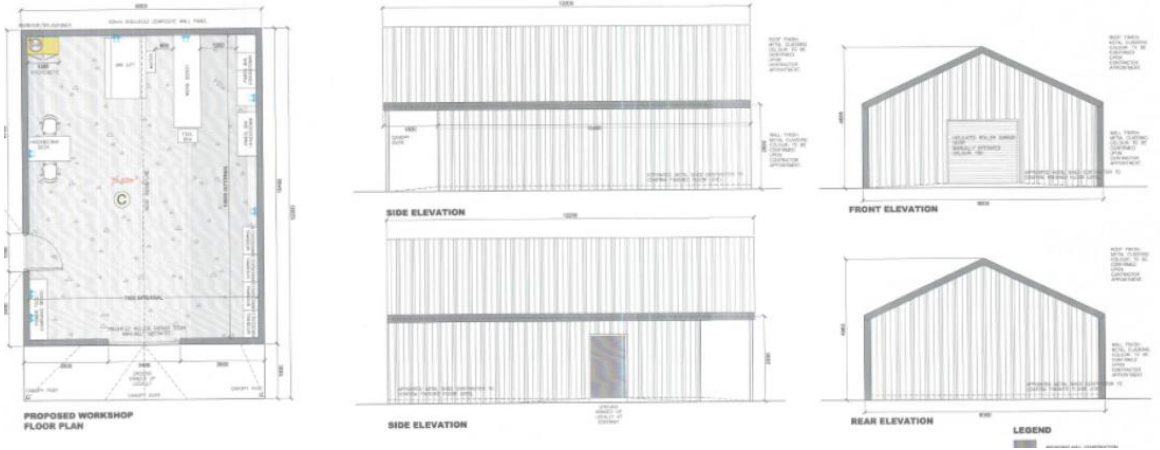
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Site Location



Block Plan



	<p style="text-align: center;">Elevations and Floor Plans</p> 
<p>2.0</p>	<p>Characteristics of the Site and Area</p>
<p>2.1</p> <p>2.2</p>	<p>The site is located within Duncrue Complex, Duncrue Road, Belfast. The site is used as a depot for staff with administration offices, workshops and stores used by Belfast City Council Waste Management Operations.</p> <p>The proposed Eurobins Workshop will be situated to the east of the application site and will be bounded by existing 3m steel palisade fencing. The area to the north of the site comprises Dale Farm House and to the east, south and west is associated Waste Management Operations.</p>
<p>3.0</p>	<p>Description of Proposal</p>
<p>3.1</p> <p>3.2</p>	<p>The application is seeking full planning permission for the erection of a store to be used as a workshop for Eurobins.</p> <p>The process involves collecting bins from customers where they are emptied, power washed and cleansed before entering the workshop for repairs including replacing wheels, lids, etc. Bins will be painted for the appropriate type of waste they are intended for.</p>
<p>4.0</p>	<p>Planning Policy and Other Material Considerations</p>
<p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>Development Plan – Plan Strategy Belfast Local Development Plan, Plan Strategy 2035</p> <p><i>Strategic Policies:</i> Policy SP2 – sustainable development</p> <p><i>Operational Policies:</i> Policy ENV1 – Environmental quality</p>

<p>4.4</p> <p>4.5</p>	<p>Policy EC5 – Industry and storage and distribution uses DES1 – Principles of Urban Design</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Relevant Planning History None</p>
<p>5.0</p>	<p>Consultations and Representations</p>
<p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.3.1</p>	<p>Statutory Consultations None</p> <p>Non-Statutory Consultations BCC Environmental Health – No Objections</p> <p>Representations</p> <p>The application has been advertised and neighbours notified. No representations have been received.</p>
<p>6.0</p>	<p>PLANNING ASSESSMENT</p>
<p>6.1</p> <p>6.1.1</p> <p>6.1.2</p> <p>6.1.3</p> <p>6.1.4</p>	<p>Development Plan Context</p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan (“Departmental Development Plan”) until the Local Policies Plan is adopted.</p> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report.).</p>

6.1.5	<p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
6.1.6	<p>Belfast Urban Area Plan 2001 - The site is located within the settlement development limit in the BUAP and is not zoned for any use.</p>
6.1.7	<p>Belfast Metropolitan Area Plan 2015 (2004 and 2014) - Within BHA 08 Existing Employment and Industry.</p>
6.1.8	<p>Key Issues</p> <p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> • Principle • Design • Contaminated Land
6.2	<p>Principle of the proposal</p>
6.2.1	<p>The Eurobins workshop is where 660 & 1100 litres commercial bins are taken for repair or refurbishment before being issued to customers or events. The process involves collecting bins from customers where they are emptied, power washed and cleansed before entering the workshop for repairs including replacing wheels, lids, etc. Bins will be painted for the appropriate type of waste they are intended for.</p>
6.2.2	<p>The repair of the Eurobins currently takes place within an existing former incinerator building at Duncrue Complex which is no longer fit for purpose as a work environment. The surrounding area includes an existing Eurobins wash area and portacabins. The new workshop will be built adjacent to the incinerator on existing concrete hardstanding. The proposal is situated on land zoned for employment and industrial uses. Policy EC5 – Industry and storage and distribution uses states that ‘Planning permission will be granted for development proposals in Class B2 light industrial use, Class B3 general industrial use and Class B4 storage and distribution as set out in the Planning (Use classes) Order (NI) 2015 in a zoned employment area, subject to normal planning considerations’. The principle of use is considered acceptable at this location.</p>
6.3	<p>Design</p>
6.3.1	<p>The height and scale of the building is considered to appear subservient when read alongside the other buildings within the development. The building will measure approximately 83sqm with a height of 5.5m. It will be finished in metal cladding with a pitched roof and have a roller door to the front and one door to the side, giving the appearance of a typical workshop/store. The building is in keeping with the surrounding industrial area and will have limited views when entering the site.</p>
6.4	<p>Environmental Considerations</p>
6.4.1	<p>Belfast City Council Environmental have been consulted on the application. They state that ‘Records held by this Service indicate that the site of the proposed development is located</p>

	<p>on and in close proximity to land use types that have the potential to contaminate land and pose a risk to human health. These land use types are known to include domestic waste landfills, an abattoir, depots and mineral workings. The site is located on reclaimed land, which is known to have been infilled with material of unknown and varying quality'. The applicant has submitted supporting information confirming that there is an existing deep concrete base in place (over 1m thick) where the shed is to be located. The proposed shed is to be bolted to this concrete base. There are to be no penetrations of the concrete base to facilitate the development and on this basis, Environmental Health therefore have no objections to the application.</p>
8.0	Recommendation
8.1	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p>
8.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>
<p>DRAFT CONDITIONS:</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>	