

Appendix 1 – Extracts from Specific Planning Policies

Belfast Urban Area Plan 2001

POLICY IND 1 – LAND FOR INDUSTRY AND COMMERCE

A total of 375 hectares (940 acres) is zoned in suitable locations to meet the expansion needs of existing industry and commerce and to provide for new industries and enterprises.

The Industrial Development Board (IDB) has indicated a need to provide further industrial lands in some parts of the urban area to meet their target-based job predictions up to 2001. Taking these and other needs for the zoning of industrial land into account, a total of 375 hectares (940 acres) has been allocated to provide a choice of location and site size on IDB lands, as well as on land owned privately and by Belfast City Council and the Belfast Harbour Commissioners (Appendix 5).

The zoning of land for industrial and commercial uses will ensure that a supply and choice of sites are available throughout the urban area. The Harbour Area will continue to act as the largest concentration of industrial employment serving the City and urban area as a whole, and an additional 40 hectares (100 acres) has been zoned at this location. The 335 hectares (840 acres) distributed throughout the Belfast Urban Area provides opportunities for local employment to be established close to where people live. The wide range of site sizes and choice of locations should ensure that the needs of developers are met throughout the Plan period.

POLICY IND 5 – ENVIRONMENTAL TREATMENT

An appropriate standard of environmental treatment will be required in new industrial and commercial areas and developments.

Proposed Industrial Developments

Where industrial proposals involve the comprehensive development of new sites, an overall landscape framework plan will be required before development commences. Appropriate planning conditions will be imposed on planning consents to ensure the implementation of landscape schemes. In the Inner City a combination of hard and soft landscaping schemes may be desirable and again appropriate landscaping conditions will be imposed on planning permissions.

Existing Industrial Estates and Developments

The environmental treatment of many existing industrial estates and other industrial developments is deficient by modern standards. The Industrial Development Board is pursuing a policy of upgrading by means of landscaping its existing publicly owned industrial sites and estates within the urban area. The Belfast City Council and the Belfast Harbour Commissioners are also actively involved in similar schemes on their respective land holdings. These combined public efforts will create new industrial images as the landscaping matures over the Plan period and may encourage private industrial landowners to carry out similar environmental improvements.

POLICY IND 6 – LAND USE POLICY FOR INDUSTRIAL AND COMMERCIAL AREAS

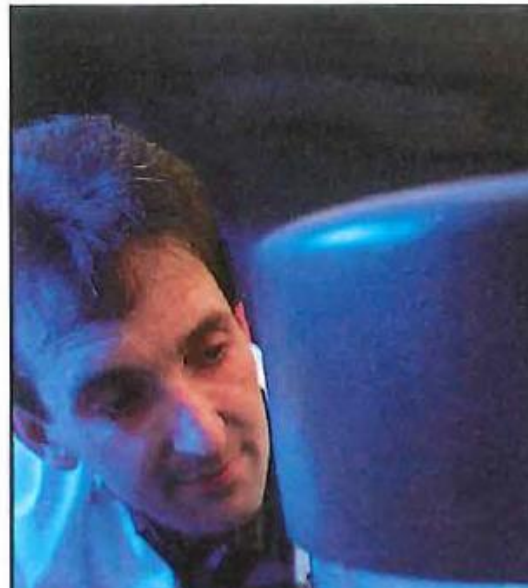
To ensure that lands zoned for Industrial and Commercial use are reserved for appropriate types of development.

For various reasons, areas within the Belfast Urban Area previously zoned as 'industrial' now contain premises which do not reflect that description. Changes in the employment sector away from manufacturing and towards the service sector have resulted in the introduction of new uses. Changing locational requirements have also made former industrial areas and industrial estates more attractive for non-manufacturing firms, and changing trading conditions have encouraged some existing manufacturing firms to diversify to include wholesaling and retailing. New technology industries have created difficulties with precise definition. As a result of all these trends and changes it is necessary to allow flexibility in the use of industrial and commercial land. The following additional uses will normally be acceptable in industrial estates:-

- light and general manufacturing;
- warehousing or stock-holding;
- car and commercial vehicle sales including showrooms, servicing, storage (stock piling), but excluding breaking and scrap/dismantling;
- repair businesses;
- builders suppliers with their associated open storage;
- Training Centres, Vehicle Inspection and Driving Test Centres;
- ancillary local needs, e.g., banks, cafés.

New retail development will not normally be permitted except for small scale factory shops ancillary to a factory or warehouse. Retail provision on industrial estates will be frozen at the present level in accordance with the strategy of directing new shopping development to the City Centre or existing shopping centres except where the circumstances described in Policy S2 apply. Limited extensions to existing businesses may be permitted, particularly where new jobs are created, subject to traffic and parking considerations.

Proposals for office development genuinely ancillary to industrial and other commercial functions will be considered on their merits against the background of the Office Development Strategy.



POLICY R3 – LINEAR PARKS

To establish linear parks based on streams and rivers within the urban area and, where possible, to develop a linking system of walkways within the valleys. These linear parks are:-

- Connswater/Knock River Valley.
- Derriaghy River Valley.
- Collin Glen River Valley.
- Forth River Valley.
- Ligoniel River Valley.
- Carrs Glen, Ballysillan, Waterworks, Alexandra Park.
- Glas-na-Cradan River Valley.
- Three Mile Water River Valley.

The river valleys running through the urban area are attractive natural features which should be retained and developed as linear parks. They provide the opportunity to create local open spaces and to provide continuous walks through the built-up area to the open country. Considerable progress has been made since the 1970s by the District Councils in the development of linear parks. The programme to develop public open spaces and walkways within the valleys will be completed within the Plan period.

The Development Strategy map shows in greater detail the lands reserved for landscape, amenity or recreation use.

Draft Belfast Metropolitan Area Plan 2015 (v2004)

Existing Employment/Industry

The following sites BT 010 – BT 011 are zoned as Existing Employment/Industry as identified on Map Nos. 4/001-4/004 - Belfast City.

Key Site Requirements are set out for site BT 010 to facilitate its comprehensive development.

Zoning BT 010	Employment/Industry Land at Springfield Road (Former Mackies Site)
19 hectares of land are zoned as Existing Employment/Industry as identified on Map No. 4/003 - Belfast City.	
Key Site Requirements: -	
• Development shall only include the following uses: -	

- Light Industrial Use as currently specified in Class 4 of the Planning (Use Classes) Order (Northern Ireland) 1989 as amended; - General Industrial Use as currently specified in Class 5 of the Planning (Use Classes) Order (Northern Ireland) 1989 as amended; - Storage or Distribution Use as currently specified in Class 11 of the Planning (Use Classes) Order (Northern Ireland) 1989 as amended; • Consideration shall be given to the exact type of industrial/employment use at this location with a view to protecting the amenity of the residential premises in close proximity; • Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site • Access shall be from the Springfield Road in accordance with Roads Service, DRD requirements; • A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area; • The existing access onto Woodvale Avenue shall be restricted to pedestrian, cycle and public transport usage only; • Buildings shall exhibit variety in their elevational treatment and heights, and particular consideration shall be given to views into the site; • A comprehensive landscaping scheme for the proposed development shall require to be submitted with any planning application for development and agreed with the Department. This shall include all of the following: - - The existing vegetation on the northern, eastern and western boundaries of the site shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; - A detailed planting plan and programme of works shall be provided for all new planting in relation to boundary definition

Draft Belfast Metropolitan Area Plan 2015 (v2014)

Existing Employment

Key Site Requirements are set out for site BT 004 to facilitate its comprehensive development.

Zoning BT 004

Existing Employment

Land at Springfield Road (Former Mackie's Site)

19 hectares of land are zoned as Existing Employment as identified on Map No. 4/003 - Belfast City.

Key Site Requirements: -

- Development shall only include the following uses: -
 - Classes B1 (b) and (c), B2, B3 and B4 – Industrial and Business Uses as currently specified in of the Planning (Use Classes) Order (Northern Ireland) 2004.
- Consideration shall be given to the exact type of employment use at this location with a view to protecting the amenity of the residential premises in close proximity;
- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site;
- Access shall be from the Springfield Road in accordance with Roads Service, DRD, requirements;
- The existing access onto Woodvale Avenue shall be restricted to pedestrian, cycle and public transport usage only;
- Buildings shall exhibit variety in their elevational treatment and heights, and particular consideration shall be given to views into the site;

- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include all of the following:-
 - The existing vegetation on the northern, eastern and western boundaries of the site shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; and
 - A detailed planting plan and programme of works shall be provided for all new planting in relation to boundary definition and additional high quality landscaping proposals within the site, to be agreed with the Department; and
- Positive long term landscape management proposals shall be required to mitigate and integrate any development and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements.

Policy EC4 – Loss of zoned employment land

Zoned employment areas will be retained in employment use and will be the focus of economic regeneration and development opportunities likely to come forward during the plan period. Only in exceptional circumstances as outlined below will the loss of zoned employment land be considered acceptable.

Proposals for the use of zoned employment land or buildings, for other purposes, should clearly demonstrate that:

- a. The proposed use is complementary to the primary employment use of the area, providing a small scale-ancillary service to meet the day-to-day needs of local employees, subject to compliance with other plan policies; or**
- b. The proposal would not prejudice the long term development of the wider employment area primarily for industrial and business development. In such cases alternative uses should:**
 - 1. Not adversely affect the city's overall capacity to meet future demand for employment land;**
 - 2. Be compatible with existing retained employment uses within their vicinity; and**
 - 3. Demonstrate that there is no likely future demand for employment use on the site. This would require evidence that it had been actively marketed for B1(b), B1(c), B2, B3 and B4 uses for a minimum of 18 months.**

In instances where the loss of employment land has been deemed acceptable further information will be necessary as per the council's contribution framework.

Regional Development Strategy 2035

RG1: Ensure adequate supply of land to facilitate sustainable economic growth

3.3 To ensure that Northern Ireland is well placed to accommodate growth in jobs and businesses there should be an adequate and available supply of employment land. It should be accessible and located to make best use of available services, for example water and sewerage infrastructure, whilst avoiding, where possible, areas at risk of flooding from rivers, the sea or surface water run-off. The focus will be on larger urban centres and regional gateways taking advantage of their locations on the regional transport network.

- **Assess the quality and viability of sites zoned for economic development uses in the area plans.** A system to monitor the take-up (and loss) of employment land is required to help inform planning and investment decisions and actions. It is likely that the highest quality and most easily accessible land will be used up first and it is important that decisions are not based purely on the quantum of land available but how well connected it is, for example to public transport. The framework at Table 3.1 will enable Planning Authorities to identify robust and defensible portfolios of both strategic and locally important employment sites in their development plans. This will safeguard both new and existing employment areas for employment rather than other uses.

Planning Policy Statement 4

Policy PED 7

Retention of Zoned Land and Economic Development Uses

Zoned Land in all Locations

Development that would result in the loss of land or buildings zoned for economic development use in a development plan (either existing areas or new allocations) to other uses will not be permitted, unless the zoned land has been substantially developed for alternative uses.

An exception will be permitted for the development of a *sui generis* employment use within an existing or proposed industrial/employment area where it can be demonstrated that: the proposal is compatible with the predominant industrial use; it is of a scale, nature and form appropriate to the location; and provided approval will not lead to a significant diminution of the industrial/employment land resource in the locality and the plan area generally. Retailing or commercial leisure development will not be permitted except where justified as acceptable ancillary development.

Unzoned Land in Settlements

On unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted where it is demonstrated that:

- (a) redevelopment for a Class B1 business use or other suitable employment use would make a significant contribution to the local economy; or
- (b) the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development use and may also include residential or community use, and which will bring substantial community benefits that outweigh the loss of land for economic development use; or
- (c) the proposal is for the development of a compatible *sui generis* employment use of a scale, nature and form appropriate to the location; or
- (d) the present use has a significant adverse impact on the character or amenities of the surrounding area; or
- (e) the site is unsuitable for modern industrial, storage or distribution purposes; or
- (f) an alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance, whether statutorily listed or not; or
- (g) there is a firm proposal to replicate existing economic benefits on an alternative site in the vicinity.

A development proposal for the re- use or redevelopment of an existing Class B1 business use on unzoned land will be determined on its merits.

Unzoned Land in the Countryside

A development proposal for the re- use or redevelopment of an economic development use or site on unzoned land in the countryside will be assessed under Policy PED 4.

Strategic Planning Policy Statement

- 6.89** It is important that economic development land and buildings which are well located and suited to such purposes are retained so as to ensure a sufficient ongoing supply. Accordingly, planning permission should not normally be granted for proposals that would result in the loss of land zoned for economic development use. Any decision to reallocate such zoned land to other uses ought to be made through the LDP process. While the same principle should also apply generally to unzoned land in settlements in current economic development use (or land last used for these purposes); councils may wish to retain flexibility to consider alternative proposals that offer community, environmental or other benefits, that are considered to outweigh the loss of land for economic development use.