

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 20 September 2022	
<b>Application ID:</b> LA04/2022/1018/F	
<b>Proposal:</b> Retention of temporary car park	<b>Location:</b> Lands adjacent to and SE of Ballymacarrett Community Centre between Severn Street and Ballymacarrett Walkway Belfast BT4 1SX
<b>Referral Route:</b> Applicant is Belfast City Council	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belfast City Council City & Neighbourhood Services Dept 4-10 Linenhall Street Belfast BT2 8BP	<b>Agent Name and Address:</b> Belfast City Council 4-10 Linenhall Street Belfast BT2 8BP
<p><b>Executive Summary:</b></p> <p>This application seeks to retain the existing car park previously given temporary approval under LA04/2019/2990/F for a further temporary period.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Parking provision and access;</li> <li>• Impact on area of existing open space;</li> <li>• Visual Impact;</li> <li>• Impact on residential amenity of neighbours.</li> </ul> <p>No third party objections have been received.</p> <p>DFI Roads have no objection to the proposal.</p> <p>The proposal will retain 22 parking spaces for use by staff and patrons of the Community Centre who have been displaced from their previous car park due to Environmental Improvement works to the Ballymacarrett Walkway. The proposal will retain a temporary functional ancillary use to benefit the community centre staff and users until the Recreational Masterplan has been progressed.</p> <p>The site is within a wider designation as an Area of Existing Open Space in the Belfast Metropolitan Area Plan 2015 (BMAP) and the 2004 version. The BUAP 2001 designates the site as un-zoned white land.</p> <p>The area proposed to be designated as an Area of Existing Open Space extends to 1.8ha. The proposed site covers a small fraction of that area at 0.061ha and equates to 3.4% of the wider proposed area of existing open space. The proposal site is of a minor scale in context with the extensive Comber Greenway and open space in which it is located. The proposal</p>	

serves to provide a relatively small temporary ancillary use to the recreational function of the community centre and the wider linear park, which forms part of the larger Comber Greenway.

The principle of this temporary use was approved under LA04/2019/2990/F; the loss of a small area to facilitate an existing recreational use in the short term was considered acceptable, not resulting in any negative impact on the provision of open and recreational space to the area. The current application seeks to retain the parking for a further temporary period pending its closure as part of the redevelopment works.

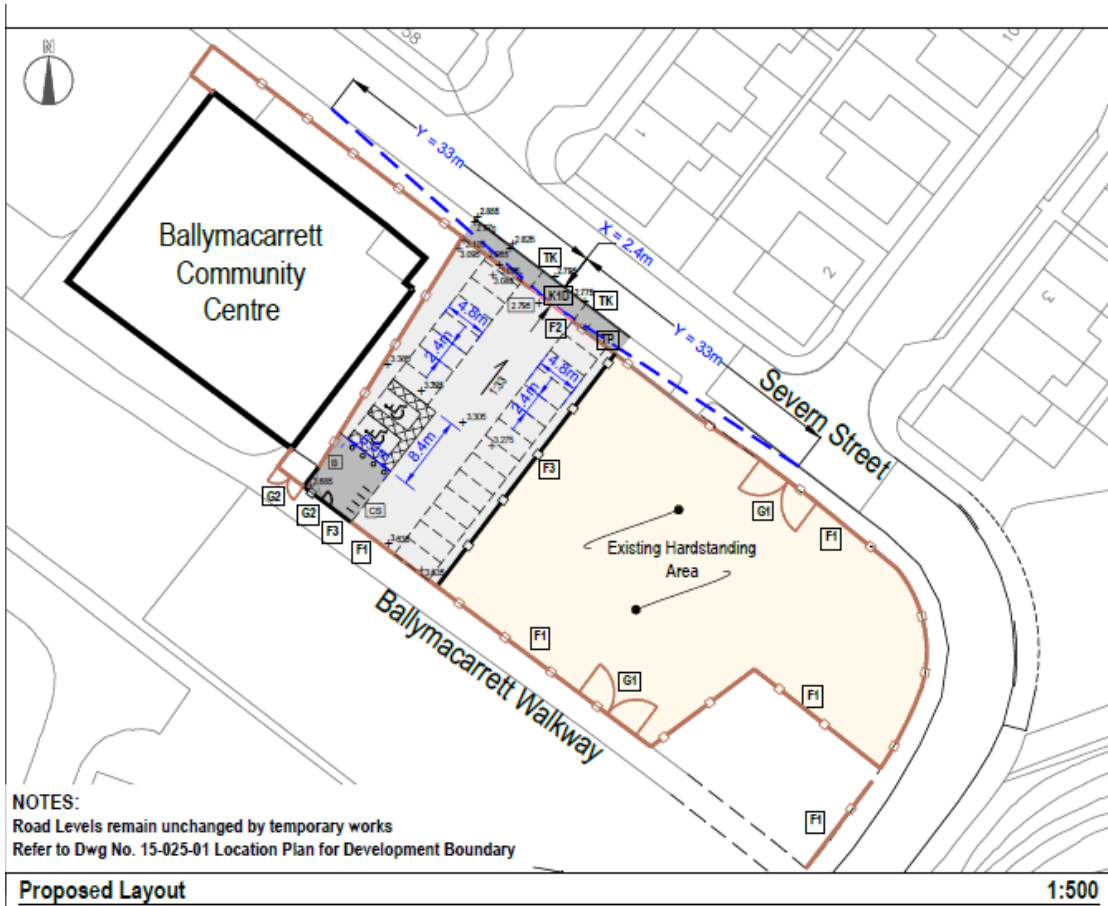
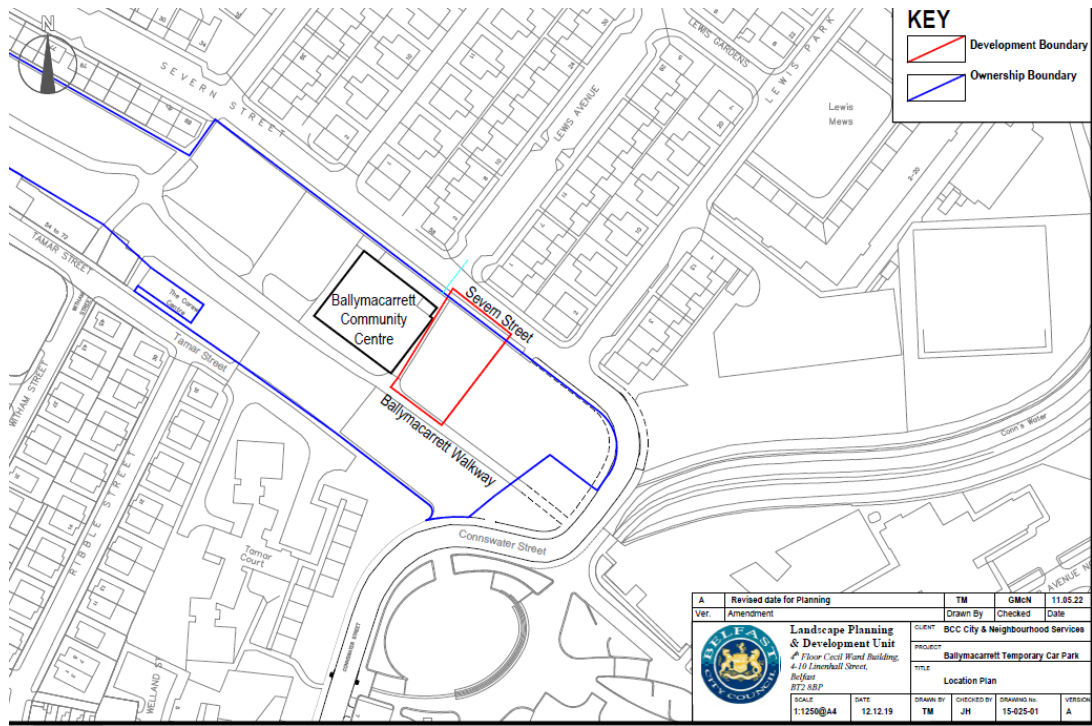
The proposal is considerable to be acceptable subject to a temporary time condition of 2 years.

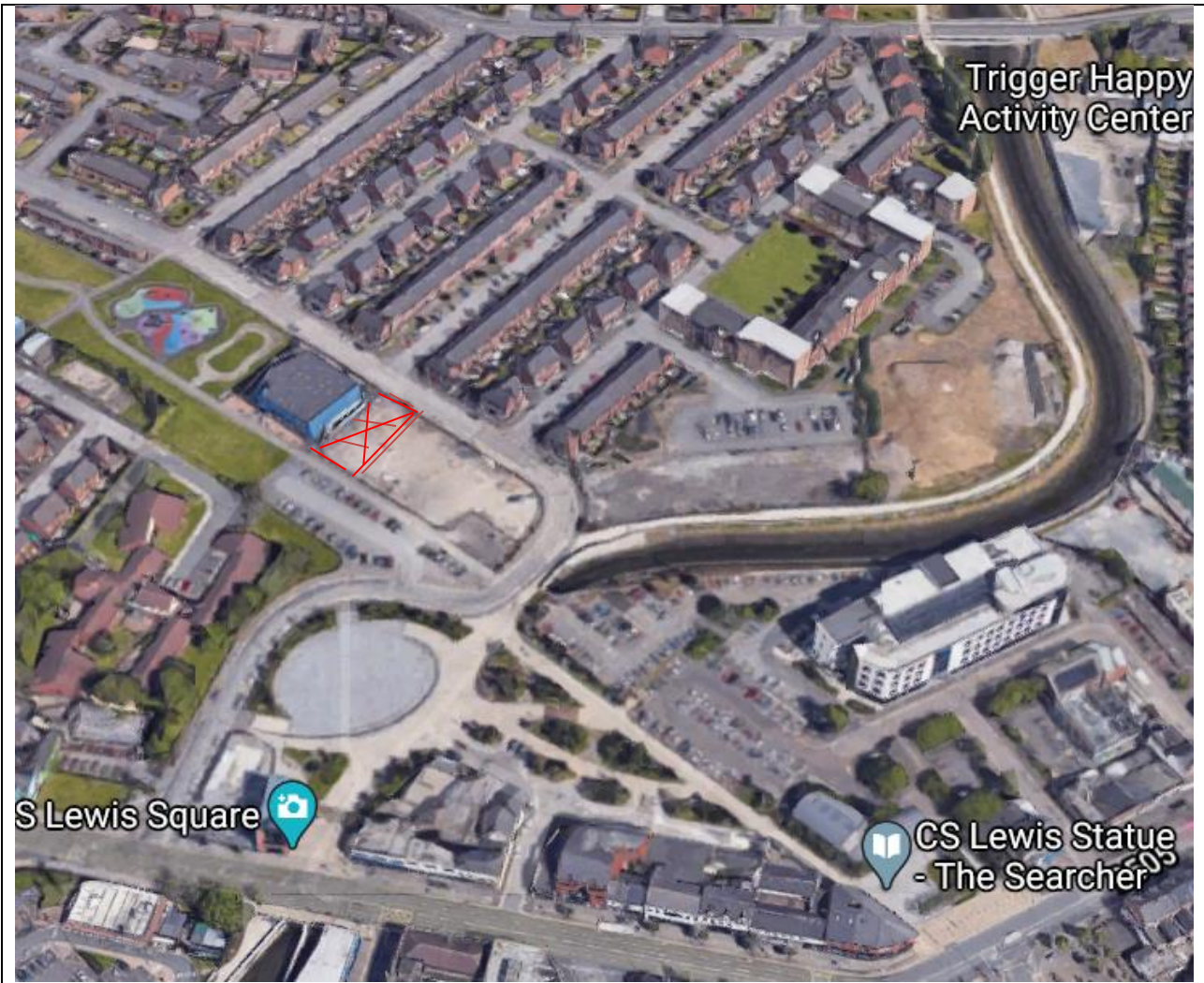
**Recommendation**

Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved subject to a temporary time limited condition.

# Case Officer Report

## Site Location Plan





**Consultations:**

Consultation Type	Consultee	Response
Statutory	DFI Roads - Hydebank	Advice
Statutory	DFI Roads - Hydebank	Content

**Representations:**

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>The proposal is for full planning permission for retention of a temporary car park for a further temporary period. The proposal will facilitate 22 parking spaces for use by staff and patrons of the Connswater Community Centre who have been displaced from their previous car park due to Environmental Improvement works to the Ballymacarrett Walkway.</p>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is located at lands adjacent to and southeast of Connswater Community Centre, between Severn Street and Ballymacarrett Walkway, Belfast. The site is currently operating a temporary car park as previously approved under reference LA04/2019/2990/F. The site is bounded by a metal palisade fence, approximately 2.4m.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p>
3.1	<p>LA04/2019/2990/F- Lands adjacent to and SE of Ballymacarrett Community Centre between Severn Street and Ballymacarrett Walkway Belfast BT4 1S Change of Use of land from derelict hardstand to replacement car park, new access/egress via Severn Street and Boundary treatment. (Amended description ·&amp; address) TEMPORARY PERMISSION GRANTED</p>
3.2	<p>Z/2008/0795/F – Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, &amp; lands in between. Also inc. lands extending from Beersbridge Rd to C – Variation of conditions 5 and 6 of planning approval Z/2007/0350/F – Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway – Granted</p>
3.3	<p>Z/2007/0350/F – Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, &amp; lands in between. Also inc. lands extending from Beersbridge Rd to C – Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park – Granted</p>
3.4	<p>Z/2004/0558/F – Ballymacarrett Recreational Centre, Connswater, Belfast – Environmental improvements including provision of ramps to existing leisure centre – Granted</p>

3.5	Z/2007/0899/A – Lands extending from Victoria Park to Cregagh Glen – Banners along route of Community Greenway – Granted
3.6	Z/1985/0656 – Ballymacarrett Recreation Centre – Name Sign – Granted
3.7	Z/1985/2109 – Extension to recreation hall – Granted
3.8	Z/1982/1125 – Erection of recreation Hall – Granted
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015
4.4	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.5	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 3: Access, Movement and Parking 4.4.3 Planning Policy Statement 8: Open Space and Recreation 4.4.4 Planning Policy Statement 13: Transportation and Land Use
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	DFI Roads – No objection.
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	None
<b>7.0</b>	<b>Representations</b>
7.1	The application has been re-neighbour notified and re-advertised in the local press. No representations have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	The adopted Belfast Urban Area Plan 2001 designates the site as white un-zoned land.
8.2	Under the draft BMAP 2004 plan the site is proposed to be designated within an area of exiting open space and is located adjacent to the Community Greenway.

8.3	Under the draft BMAP 2015 plan the site is proposed to be designated within an area of exiting open space and is located adjacent to the community Greenway.
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Parking provision and access;</li> <li>• Impact on area of existing open space;</li> <li>• Visual Impact;</li> <li>• Impact on residential amenity of neighbours.</li> </ul>
9.2	The Belfast Urban Area Plan 2001 (BUAP) is the statutory development plan for the area. The adopted Belfast Metropolitan Area Plan 2015 (BMAP) is a material consideration
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	<p>Section 6 (3) of the Planning Act for Northern Ireland 2001 states;</p> <p><i>'If to any extent a policy contained in a local development plan conflicts with another policy in that plan the conflict must be resolved in favour of the policy which is contained in the last development plan document to be adopted or, as the case may be, approved'.</i></p>
9.5	The adopted Belfast Urban Area Plan 2001 designates the site as un-zoned white land.
9.6	<p><b><u>Principle of development and use</u></b></p> <p>The principle of a temporary ancillary car park has been established under the previous application approved under LA04/2019/2990/F which permitted a 2-year period up until 29<sup>th</sup> June 2022; the current application was received in May 2022 prior to the temporary permission lapsing. The principle of the development has been considered acceptable at this location. The use as hardstanding had been in place for approximately 20 years. The temporary use provides a functional benefit of the community centre staff and users. Belfast City Council advised that the site is to be included in a future re-development proposal for the Ballymacarrett Community Centre, it is considered that a further temporary time period of 2 years will enable the centre to benefit from this proposal and allow time for the recreational masterplan to be progressed.</p>
9.7	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.
9.8	<p><b><u>Parking provision and access</u></b></p> <p>DFI Roads were consulted and have no objection to the proposal for the ongoing retention of the car park. The 22 numbered car parking spaces enable staff and users of the centre, including elderly to park in close proximity to the centre and easily access the facilities which it provides for the wider community.</p>

9.9	<p><b><u>Impact on Area of Existing Open Space</u></b> The site is designated as an Area of Existing Open Space in the Belfast Metropolitan Area Plan 2015 (BMAP) and the 2004 version. The BUAP 2001 designates the site as un-zoned white land.</p>
9.10	<p>The area proposed to be designated as an Area of Existing Open Space extends to 1.8ha. The proposal site is a small fraction of that area at 0.061ha and equates to 3.4% of the wider proposed area of existing open space. The proposal site is of a minor scale in context with the much larger Comber Greenway and open space in which it is located. The proposal serves to provide a relatively small temporary ancillary use to the recreational function of the community centre and the wider linear park, which forms part of the larger Comber Greenway.</p>
9.11	<p>The proposal will retain a temporary functional use for a part of this derelict land that will be of benefit to the community centre staff and users until the recreational masterplan has been progressed. The proposal is an ancillary use to a building that is in a recreational function as per PPS 8. There are also site specific circumstances which must be considered in this case, given that the Recreation Masterplan is anticipated to come forward, on balance the retention of the temporary parking for a further period is considered acceptable subject to a time limited condition to ensure its ongoing recreational use in the future.</p>
9.12	<p><b><u>Visual Impact</u></b> In respect of visual impact, the proposal is for the retention of temporary car park, therefore there will be no change to the visual impact of the site. The visual impact was assessed under the original LA04/2019/2990/F and was deemed acceptable.</p>
9.13	<p><b><u>Impact on residential amenity of neighbours</u></b> The proposed scale of the car park is considered to be acceptable, and of a level that will not result in unacceptable noise, nuisance or disturbance to nearby residential properties and is a use that is compatible alongside the community centre.</p>
9.14	<p><b><u>Recommendation</u></b> The proposal is considerable to be acceptable subject to a temporary time condition of 2 years. The proposal will retain the replacement car park for the community centre staff and users for a further temporary period and will ensure the operational viability of the community centre is maintained for the wider community pending wider regeneration plans.</p>
<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and temporary planning permission is recommended.</p>	
<b>10.0</b>	<b>Summary of Recommendation:</b> Approval
<b>11.0</b>	<p><b>Conditions</b></p> <p>1. The permission hereby granted shall be for a limited period of two years only. The use shall cease and all associated development be removed within two years from the date of this permission.</p> <p>Reason: To enable the Council to consider the development in the light of circumstances then prevailing and protect it from inappropriate development.</p>



	<p><b>Informatives</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. 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 Department for Infrastructure 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.</li> <li>3. All construction plant and materials shall be stored within the curtilage of the site.</li> <li>4. It is the responsibility of the developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site</li> </ol>
<p><b>Notification to Department (if relevant)</b></p> <p>N/A</p>	
<p><b>Representations from Elected members: N/A</b></p>	
<p><b>Neighbour Notification Checked: Yes</b></p>	

<b>ANNEX</b>	
<b>Date Valid</b>	17 <sup>th</sup> May 2022
<b>Date First Advertised</b>	3 <sup>rd</sup> June 2022
<b>Date Last Advertised</b>	3 <sup>rd</sup> June 2020
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 58 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier, 60 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier, 62 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier 1 Tamar Court,Belfast,Down,BT4 1SR The Owner/Occupier 2 Tamar Court,Belfast,Down,BT4 1SR The Owner/Occupier 3 Tamar Court,Belfast,Down,BT4 1SR	
<b>Date of Last Neighbour Notification</b>	30th May 2022
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
Drawing Nos. 01 - 02A Type: Site Location Map, Proposed Layout Plan.	