

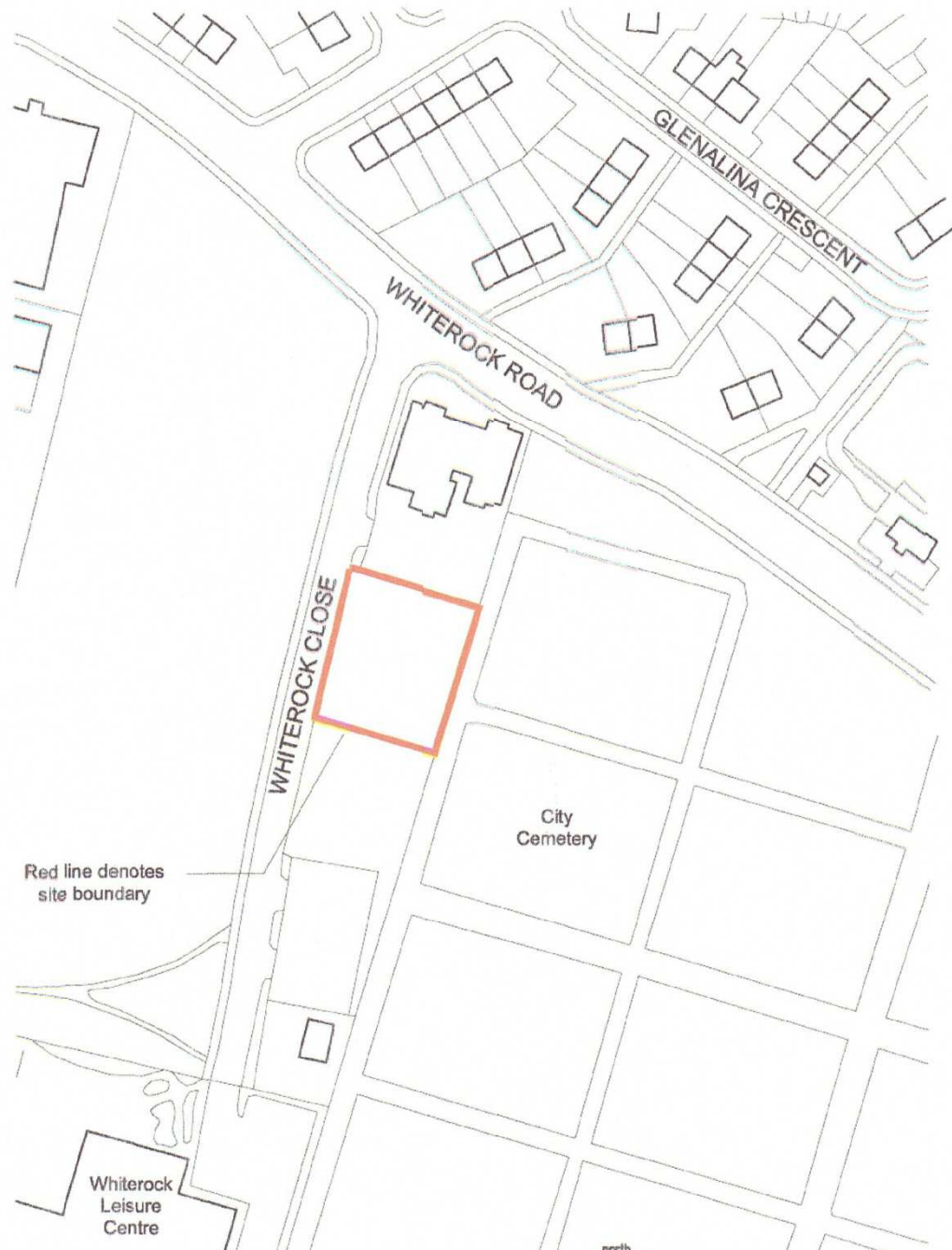


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 19 <sup>th</sup> May 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2014/1741/F	<b>Target Date:</b>
<b>Proposal:</b> Change of design from that previously approved under application reference Z/2013/1075/F to provide a new single storey Irish language and youth community centre.	<b>Location:</b> Lands 50 metres due south of 2 Whiterock Close Belfast BT12 7FE
<b>Referral Route:</b> Application on Council owned land.	
<b>Recommendation:</b>	Approval (with conditions)
<b>Applicant Name and Address:</b> Glor Na Mona 195 Whiterock Road Belfast BT12 7FW	<b>Agent Name and Address:</b> McCartan Muldoon Architects Studio One The Marina Centre 135a Shore Road Ballyronan Magherafelt BT45 6JA
<b>Executive Summary:</b>  The Development Plan shows that the site falls within the settlement limits of Belfast, Milltown Urban Landscape Wedge and Falls Local Landscape Policy Area. The site was subject to a planning approval for an Irish Language Youth Centre of two storeys.  The proposed development seeks amendments to the approved development in terms of size, height and materials.  Transport NI have no objection to the proposal. NI Water and Health and Environmental Services have no objections to the proposal.  No representations were received.  Approval is recommended.	
<b>Signature(s):</b>	

# Case Officer Report

## Site Location Plan



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Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	No objection
Non Statutory	NI Transport - Hydebank	Add Info Requested
Non Statutory	NI Water - Strategic Applications	No objection
Non Statutory	NI Transport - Hydebank	No Objection
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	
Summary of Issues		
<p><b>Characteristics of the Site and Area</b></p> <p>The site is located on land 50 metres south of 2 Whiterock Close, Belfast. The site is rectangular in shape and is currently vacant land located adjacent to Whiterock Close. This road leads to a Belfast City Council operated leisure centre. There is an apartment block to the north of the site and the city cemetery to the east of the site. There is an area of vacant land directly to the south with a planning approval under planning application Z/2014/0769/F for a 'Playground catering for children in the age range 0-14 years and multigames area linked by informal path and soft landscape infrastructure' (granted on 21/11/14).</p>		
<p><b>Planning Assessment of Policy and Other Material Considerations</b></p> <p>Belfast Metropolitan Area Plan 2015            Planning Policy Statement 1 - General Principles            Planning Policy Statement 3 - Access, Movement and Parking</p> <p>The Development Plan shows that the site falls within the settlement limits of Belfast, Milltown Urban Landscape Wedge and Falls Local Landscape Policy Area. There is planning history on the site under application reference Z/2013/1075/F for 'New construction timber framed, modular building for Irish Language Youth Centre, 2 storeys' which was granted approval on 24th January 2014.</p> <p>The proposed development seeks amendments to the approved development. The plans show a larger footprint and single storey instead of two. The design is contemporary.</p> <p>The proposed building is single storey with a flat roof. The proposed external materials are single ply membrane and metal alkorfascia for the roof and render for the walls,</p>		

painted in various colours. As the approved development was iroko timber and corrugated aluminium the proposed materials are considered acceptable. There will be no loss of neighbouring residential amenity due to overlooking or overshadowing. The proposed design amendments will result in the building having a lesser visual impact than that approved under the previous application. It will not adversely impact on the surroundings given the mixture of building types and the finishes in these surrounding buildings.

Transport NI have no objection to the proposal in terms of parking or road safety. NI Water has no objections and suggested one condition and a number of informatives. Health and Environmental Health Services has no objections.

No objections were received.

It is considered that the proposal will not have a detrimental impact for the reasons set out above and as such the proposal complies with Planning Policy Statement 1: General principles.

An approval is recommended.

Neighbour Notification Checked	Yes
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Summary of Recommendation:

Approval with conditions and informatives.

#### Conditions

1. As required by Article 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.

3. The means of vehicular access, including visibility splays, shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development permitted.

Reason: To ensure there is a satisfactory means of vehicular access in the interests of road safety and the convenience of road users.

4. The vehicular access hereby permitted shall be formed by lowered kerbs at the carriageway edge and associated regrading of the footway to the satisfaction of Transport NI.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The development shall not be occupied until secure cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.

reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

6. No construction to be made, trees planted or other obstruction made within 3m (or 1.5 times the depth whichever is greater) of sewers, or 4m (or 1.5 times the depth whichever is greater) of watermains. A diversion may be necessary. Consultation with NIW is required at an early design stage.

Reason: To prevent disturbance/damage to existing sewers/watermains and in the interest of public safety.

#### Informatives

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. Notwithstanding the terms and conditions of Belfast City Council'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 Regional Development'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 Transport NI Section Engineer whose address is 148 – 158 Corporation Street, Belfast BT1 3DH. A monetary deposit will be required to cover works on the public road.

3. All construction plant and materials shall be stored within the curtilage of the site.

4. Provision shall be made to the satisfaction of Transport NI, to ensure that surface water does not flow from the site onto the public road.

5. Should any unforeseen ground contamination be encountered during the development

of the proposal, and in order to protect human health, all works on the site should immediately cease. The Health and Environmental Services of Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR 11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

5. The applicant is advised to ensure that all plant and equipment associated with the proposal is so situated, operated and maintained as to prevent the transmission of noise to nearby premises.

6. Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

7. Foul sewer within 20m of your proposal, consultation with NIW is required to determine how your proposal can be served.

8. No surface water sewer within 20m of your proposal, you may wish to apply to NIW to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage.

9. The applicant is advised to contact NIW through its Customer Relations Centre on 08457 440088 or [waterline@niwater.com](mailto:waterline@niwater.com), upon receipt of this consultation to discuss any areas of concern. Application forms and guidance area available via these means.

10. If during the course of developing the site the developer uncovers a pipe not previously evident NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 08458 770002.

11. The applicant's attention is drawn to:

i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978; and

ii. the Code of Practice for Access for the Disabled to buildings.

12. The applicant is advised that the internal layout of the proposal should make adequate provision for the needs of people with disabilities. Further advice is set out in Development Control Advice Note ""Access for People with Disabilities"" available from Divisional Planning Offices.

13. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Signature(s)

Date: