



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2012/1421/F	Target Date:
Proposal: Conversion of and extension to existing archways to comprise a creche, an employment education and training club, community space, cafe, health and fitness facility with access to East Bridge Street and train station.	Location: Land within existing archways under East Bridge Street Belfast BT1
Referral Route: Project under consideration for financial support from Belfast City Council.	
Recommendation:	Approval
Applicant Name and Address: Markets Development Association 3 Upper Stanfield Street Belfast BT7 2DN	Agent Name and Address: Fresh Design 1 College House City Link Busines City Link Business Park Durham Street Belfast BT12 4HQ
Executive Summary: <p>The application seeks full planning permission for the redevelopment of a series of eight derelict tunnels to provide a mix of uses. The main issues to be considered in this case are:</p> <ul style="list-style-type: none">• The principle of the proposed uses at this location;• Impact on visual and public amenity.• Contaminated land issues <p>The site is located on unzoned land within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015.</p> <p>The proposal was assessed against Planning Policy Statement 1 and associated guidance. The proposal is considered acceptable in a mixed-use area.</p> <p>Consultees have offered no objections subject to conditions relating to contamination investigation and appropriate mitigation.</p> <p>It is recommended that the application is approved with conditions.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Land and Resource Management	Approval subject to conditions
Non Statutory	Rivers Agency	No objection
Non Statutory	NI Transport - Hydebank	Approval subject to conditions
Non Statutory	NI Water - Multi Units East - Planning Consultations	No Objection
Non Statutory	Env Health Belfast City Council	Approval subject to conditions

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
<p>Characteristics of the Site and Area</p> <p>Site consists of nine arched tunnels located under East Bridge and accessed off Lanyon Place. Six of the tunnels are currently boarded up and three secured by a 3m gated fence.</p> <p>Mixed use area with a number of high-rise non residential buildings to either side of a main arterial route into Belfast City Centre. High density residential area approximately 60m south-west of the site.</p>	
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>No public objection to the proposal</p> <p>Regional Development Strategy Belfast Metropolitan Area Plan 2015 Planning Policy Statement 1 - General Principles Planning Policy Statement 3 - Access, Movement and Parking Revised Planning Policy Statement 15 - Planning and Flood Risk Development Control Advice Note 4 - Restaurants, Cafes and Fast Food Outlets Development Control Advice Note 13 - Crèches, Day Nurseries and Pre-School Playgroups</p> <p>Belfast Metropolitan Area Plan</p> <p>Site located on unzoned whiteland within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations discussed below.</p> <p>CONTAMINATED LAND</p> <p>Further to site investigation and risk assessment Environmental Services Department of BCC and NIEA Waste Management (WM) Land and Groundwater team offered no objections subject to conditions which will ensure the appropriate investigation, risk assessment and if necessary provision of a remedial strategy for any unforeseen contamination encountered during the development and verification to show all pollutant linkages to the site have been broken down.</p> <p>NOISE AND ODOURS</p> <p>Environmental Services Department of BCC also expressed concerns that the occupants of the proposed units may experience a reduced level of amenity due to odours from this proposed development, which includes a cafe.</p> <p>BCC have requested that in the event planning permission is to be granted conditions are attached to ensure odours from the proposed cafe are appropriately dealt with. These conditions are detailed below.</p> <p>VISUAL AMENITY</p> <p>The proposal includes the addition of an aluminium framed curtain wall on the Stewart</p>	

Street elevation of five of the tunnels and will result in an overall visual enhancement with the removal of the existing boards and high railings which currently secure the tunnels. The proposal will bring into use a derelict site and represents planning gain. An enclosed platform lift will be installed at the eastern end of the Stewart Street elevation (southern elevation) to provide access to Central Station. This is treated with the same curtain wall system as a number of the units which will help soften the potential visual impact and ensure a high quality, lightweight finish.

PUBLIC AMENITY

The proposed uses are located in a mixed use area adjacent to a range of non-residential landuses. Any potential impact on public amenity will be limited with the area already experiencing a high level of vehicular and pedestrian traffic given the proximity of offices, commercial properties, public and private car parks and Central Railway Station.

ACCESS, MOVEMENT AND PARKING

Transport NI were concerned that the proposal would affect their ability to inspect and repair of the arches.

Transport NI have offered no objections subject to a lease agreement to secure the required access prior to work commencing on the proposed development, and a condition relating to cycle parking. These are detailed below.

FLOODING

Rivers Agency have confirmed the site does not lie within the 1 in 100 year fluvial flood plain and therefore have no reason to object to the proposal from a drainage or flood risk perspective.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Mixed use proposal on a currently derelict site within an area characterised by a mix of non-residential uses. No significant impact on amenity and will result in the rejuvenation and visual enhancement of a number of abandoned tunnels under a main road.

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. A proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby premises.

Reason: In the interests of public health and safety.

3. The development hereby permitted shall not become operational until cycle parking has been provided and permanently retained in accordance with approved drawing no 05 bearing date stamp 13 Dec 2012.

Reason: To ensure that adequate provision has been made for cycle parking and to encourage and promote alternatives modes of transport.

4. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. Prior to occupation of the proposed development, the applicant shall provide to Belfast City Council, for approval, a Verification Report which demonstrates all pollutant linkages are broken and should include EITHER:

- confirmation of full hard-standing across the proposed development site ; OR,
- for any landscaping provided, evidence confirming the emplacement of a capping layer to the specification outlined in RSK letter dated 12th March 2015, referenced 600968.

Reason: In the interests of public health and safety.