

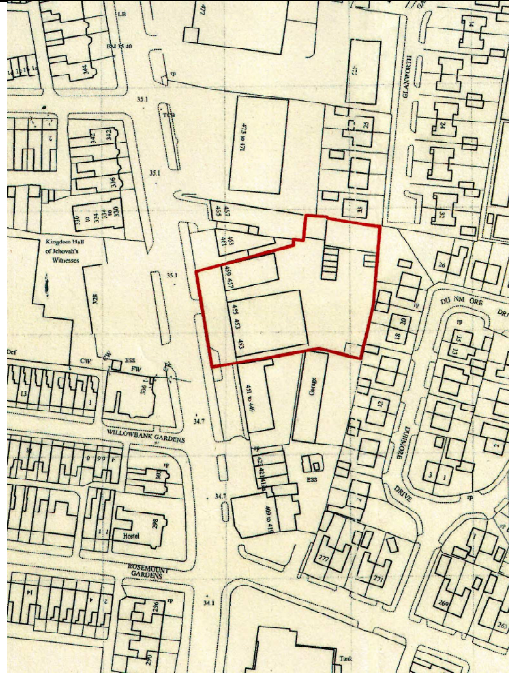
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30 July 2015	Item Number: 14
Application ID: Z/2014/0793/F	
Proposal: Renewal of existing Planning Permission (Z/2008/0336/F) for the demolition of existing buildings and erection of 29no. apartments with associated car parking and landscaping.	Location: 453-459 Antrim Road Belfast BT15 3BJ
Referral Route: Committee consideration - Exceeds 4 units	
Recommendation:	Approval
Applicant Name and Address: Davidson & Hardy (LS) Ltd c/o Agent	Agent Name and Address: McGonigle McGrath B101 Portview Trade Centre 310 Newtownards Road Belfast BT4 1HE
<p>Executive Summary:</p> <p>The application seeks renewal of full planning permission is sought for the demolition of existing buildings and erection of 29 apartments with associated car parking and landscaping approved under Z/2008/0336/F.</p> <p>The main planning issues include:</p> <ul style="list-style-type: none"> • The principle of this mixed use development at this location; • Visual Amenity; and • Impact on residential amenity; <p>The site is located on the Antrim Road, an arterial route as designated in the Belfast Metropolitan Area Plan. The principle of development is acceptable given the site's planning history for an identical scheme and the fact that it does not conflict with area plan designations.</p> <p>The proposal has been assessed against the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement 3: Access Movement and Parking; Planning Policy Statement 4: Economic Development; Planning Policy Statement 7: Quality Residential Environments and Planning Policy Statement 12: Housing in Settlements.</p> <p>NIWater, Waste Management Unit, Transport NI and Belfast City Councils Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.</p> <p>No representations were received.</p> <p>Having regard to the development plan, relevant planning policies, and other material</p>	

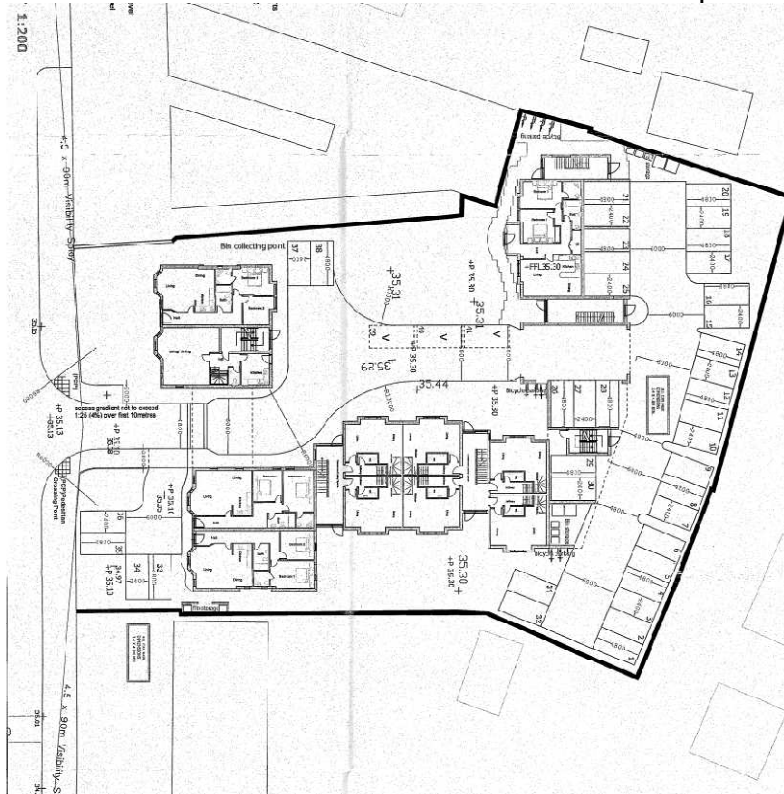
considerations, approval is recommended with determining weight given to the planning history on the site.

Case Officer Report

Site Location Plan



Site block plan



1.0 Characteristics of the Site and Area

- 1.1 The site is located on the Antrim Road in a predominately commercial frontage. Existing on the site are 2 buildings, one single storey, the other 2 storey. The buildings were last occupied by a laboratory supplies company. The rear boundary of the site is defined by a 2 ½ metre high wall.

2.0 Description of Proposal

- 2.1 Full planning permission is sought for renewal of existing Planning Permission (Z/2008/0336/F) for the demolition of existing buildings and erection of 29no. apartments with associated car parking and landscaping.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

- 3.1 Z/2008/0336/F- Demolition of existing buildings and erection of 29 apartments with associated car parking and landscaping. Approved 24.07.2009

4.0 Policy Framework

- 4.1 Belfast Metropolitan Area Plan 2015
4.1.1 AR 03/03 Shopping / Commercial area
- 4.2 Planning Policy Statement 1(PPS1): General Principles
4.2.1 Paragraph 59
- 4.3 Planning Policy Statement 3: Access, Movement and Parking
4.3.1 AMP 7
- 4.4 Planning Policy Statement 4: Planning and Economic Development
4.4.1 PED 7
- 4.5 Planning Policy Statement 7: Quality Residential Environments
4.5.1 QD 1- Quality in New Residential Development

5.0 Statutory Consultee Responses

- 5.1 Transport NI- No objections subject to conditions;
5.2 NIWater- No objections;
5.3 NIEA- Waste Management- No Objection subject to conditions

6.0 Non Statutory Consultee Responses

- 6.1 Belfast City Council EPU- No Objections Subject to conditions

7.0 Representations

- 7.1 The application has been neighbour notified and advertised in the local press. No letters of objection have received.

8.0 Other Material considerations

- 8.1 Development Control Advice Note 8- Housing in existing urban Areas
8.2 Creating Places- Achieving Quality in Residential Development

9.0 Assessment

9.1 The key issues in the assessment of the proposed development include:

- The principle of the development at this location;
- Impact on the Character of the area;
- Impact on residential amenity; and
- Traffic Movement and Parking

9.2 The site is located on the Antrim Road, an arterial route and is identified as being within a commercial frontage (AR 03/03) as designated in the Belfast Metropolitan Area Plan 2015. The principle of development is acceptable given the site's planning history for an identical scheme which was still extant when this application was submitted and the fact that it does not conflict with area plan designations.

9.3 BMAP 2015 identifies the site as being within shopping / commercial area AR 03/03. However the site was last used as offices and warehouse. The proposal does not conflict with this designation as there is no loss of active commercial frontage. A consultation to the BMAP team under the previous approval concluded that the proposal was not contrary to the plan.

9.4 Planning Policy Statement 4 is relevant given the previous use of the land for storage and distribution purposes. The previous approval was assessed against the now superseded PPS 4 and was considered that it did not conflict with this policy. Although there is a presumption against the loss of land previously used for employment purposes, weight is given to the planning history and that fact that the site is designated in BMAP 2015 as a shopping / commercial area.

9.5 In relation to PPS7, Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet. The proposal satisfies all 9 criteria of Policy QD 1 of PPS 7. The existing context is defined by a commercial frontage with apartments to the north and residential to the east of the application site. The proposal complies with criterion (a) in that it respects the scale and massing of the existing buildings either side of the application site. Whilst the front left hand block slightly breaks the building line it is not considered that results in unacceptable damage to the character of the area.

9.6 There are no landscape or built heritage features. Criterion (b) is not applicable.

9.7 In term of amenity space provision the guidance document 'Creating Places states that in apartment and flat developments should range from a minimum 10 sq metres to 30 sq metres. The amenity space provision is approximately 16 sq metres per unit. The proposal therefore complies with criterion (c).

9.8 In terms of the other criteria under policy QD1, there are 41 car parking spaces proposed as part of the development, a shortfall of 2.5 spaces having regard to the parking standards. This shortfall is considered acceptable given the sites location on an arterial route with good links to public transport and the lack of objection from Transport NI.

9.9	In regards to residential amenity, criterion (h) requires there to be no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. The separation distances proposed between the rear of the proposed apartment development and the properties in Dunmore Drive is approximately 24 metres at its closest point. This is an acceptable distance and in line with the guidance document 'Creating Places'. Dominance, overshadowing and loss of light are not considered to be an issue given the separation distances and the orientation of the proposed development in relation to the neighbouring plots.
9.10	The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. As detail under paragraph 9.6 the proposal shows 41 car parking spaces, a shortfall of 2.5 spaces having regard to the Parking Standards. Again is acceptable given the lack of objection from Transport NI. It is therefore accepted that the proposal will not prejudice road safety or inconvenience the flow of traffic, a view shared by Transport NI.
Neighbour Notification Checked	
Yes	
10.0 Summary of Recommendation:	
10.1	Identical proposal previously approved on the site. This approval was extant when this current application was submitted. Transport NI, Environmental Protection Unit of BCC and NIEA Waste Management Unit has recommended approval subject to conditions. No Objections have been received. Approval is recommended with conditions.
11.0 Conditions	
1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.	
Reason: Time Limit.	
2. Prior to commencement of development the applicant should submit to the Planning Authority, for approval, a Verification Plan outlining a time-table of measures to be followed in carrying out the proposed localised pump and treat remediation measure at BH2 including frequency and number of samples required to be taken for laboratory analysis.	
Reason: Reason: Protection of human health.	
3. Prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the PM Ltd report titled: ' <i>Updated Contamination Risk Assessment and Remediation Strategy – 453- 459 Antrim Road, Belfast</i> ' (dated June 2015 and referenced PM15-1052)	
The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Residential without home grown produce). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:	
a. The final site layout is as per Appendix VI (dwg no: 07-570-412A) of the submitted report	

- (referenced PM Ltd PM15-1052) showing proposed landscaped areas and hardstanding.
- b. Proposed landscaped areas have been excavated to a depth of 0.5m below finished ground level and backfilled with 500mm of demonstrably proven suitable material;
 - c. gas protection measures in line with CIRIA's C665 Characteristic Situation 2 have been incorporated into all new buildings on the site which include:
 - A re-enforced concrete cast in-situ floor slab (suspended, non-suspended or raft) with at least 1200g DPM or a beam and block or a pre-cast concrete slab with a minimum 2000g DPM/reinforced gas membrane;
 - A proprietary hydrocarbon resistant gas membrane installed and certified by a specialist contractor under CQA. All service entrance points, joints and penetrations must be identified and demonstrated to be sealed;
 - Evidence that all installed potable water supply pipes meet the standards specified within the UK Water Research's (2010) document titled: *Guidance for the selection of Water Supply Pipes to be used on Brownfield Sites*.
 - d. The groundwater concentration of vinyl chloride in BH2 and in the vicinity of BH2 has reduced to below the relevant WSV (water screening value) for residential land use or otherwise demonstrate that the risk from vinyl chloride in perched groundwater no longer poses a risk to human health on site or to off-site 3rd party receptors.
 - e. Evidence must be presented in the Verification Report that all fuel storage tanks (and associated infra-structure) have been fully decommissioned and removed in line with current Pollution Prevention Guidance (PPG2, PPG27)
 - a. and the quality of surrounding soils and groundwater has been verified.

Reason: Protection of human health.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.02 bearing the date stamp 13th June 2014, prior to the commencement of any other works or other development hereby permitted.

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

5. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

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

6. The development hereby permitted shall not be occupied until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of Roads Service.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Drawing No.02 bearing the date stamp 13th June 2014, to provide for the parking and turning of vehicles within the curtilage of the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking and turning within the curtilage of the site.

8. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.