

Belfast Planning Service
 Belfast City Council
 Cecil Ward Building
 4-10 Linenhall Street
 Belfast
 BT2 8BP

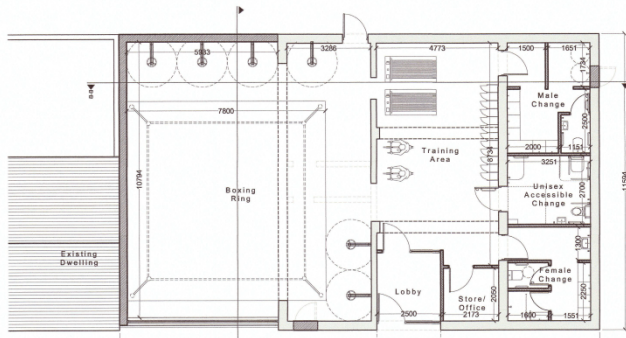
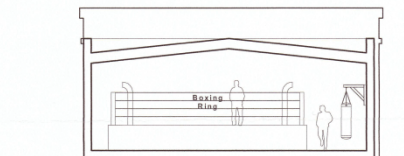
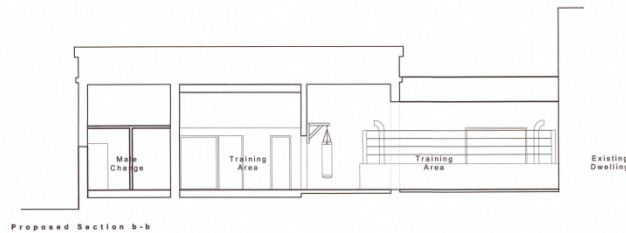
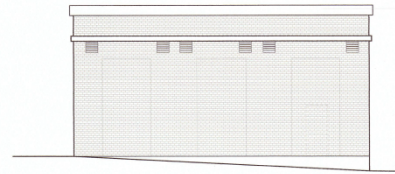
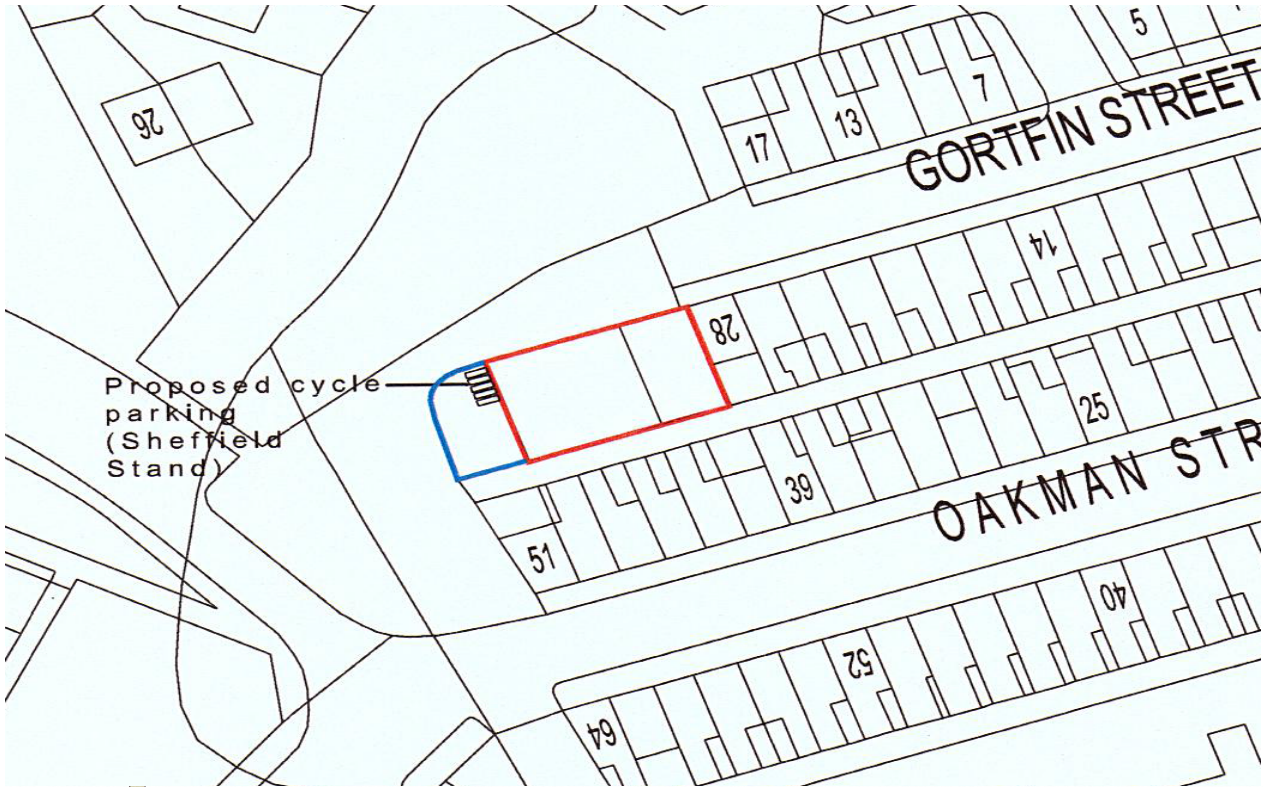
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 September 2015	Item Number:
Application ID: Z/2015/0170/F	Target Date: 29 th May 2015
Proposal: Refurbishment and side single storey extension of existing sub-station building to provide boxing club premises (gym, changing facilities etc)	Location: Clonard Amateur Boxing Club (ABC) Gortfin Street Belfast, BT12 7BN
Referral Route: The project is part-funded by Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Clonard ABC C/O Belfast City Council 30 Gortfin Street Belfast BT12 7BN	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AR
<p>Executive Summary:</p> <p>The proposal is for the refurbishment / change of use and extension of a disused sub-station building for use as a boxing club. The main issues in the case are:</p> <ul style="list-style-type: none"> • The principle of the use at this location • potential impacts on the character of the surrounding area and neighbouring land uses. <p>The site is within the development limits for Belfast as designated in the Belfast Metropolitan Area Plan (BMAP). It is within the Falls/St. Mary's Area of Townscape Character (BT 26) and is adjacent to an uncommitted housing zoning (WB 04/07).</p> <p>The proposal is considered acceptable at this location. The proposed boxing club is located at the end of a street of terraced housing. A noise impact assessment and a parking survey were submitted with the application. Consultations were sought from transportNI, NIEA waste management unit, and environmental health. All had no objections subject to conditions and informatives.</p> <p>No objections were received. Three letters of support were received including support from Beechmount Residents Association, Cllr Ciaran Beattie and Blackie River Community Group. A petition of support was also submitted with 91 signatures.</p> <p>Having considered the application against the Development Plan, relevant planning policy and all relevant material considerations it recommended that the application is approved subject to conditions as set out in the case officer report.</p>	

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Case Officer Report

Site Location Plan



- Schedule of Finishes**
- 1.0 Walls:
 - 1.1 Existing brickwork to be cleaned & repaired where necessary
 - 1.2 Extension to be smooth render gisting with perforated mesh cladding.
 - 2.0 Doors:
 - 2.1 Aluminium Glazed
 - 3.0 Rainwater Goods:
 - 3.1 Aluminium, black.
 - 4.0 Roof:
 - 4.1 Concrete (existing)
 - 4.2 Kingspan (proposed extension)

Drawn
Numb

13 FEB 2015

PROJECT NO: M-1415D DRAWING NO: PL-02
PROJECT TITLE: SNI Boxing Investment Programme
C/O Belfast City Council

MC

Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	Add Info Requested
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Non Statutory	NIEA	Substantive Response Received
Statutory	NI Transport - Hydebank	Advice
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Representations:		
Letters of Support	1	
Letters of Objection	None Received	
Number of Support Petitions and signatures	1 - 85	
Number of Petitions of Objection and signatures	0 - 0	
Summary of Issues		
Impact of the proposal on upon the character and appearance of the area and on neighbours properties		
Characteristics of the Site and Area		
1.0 Description of Proposed Development		
1.1 Change of use from substation to boxing club with an extension to the side of building.		
2.0 Description of Site		
2.1 The site is a single storey red brick building with a flat roof it is surrounded with hard standing and no vegetation. The site is enclosed by a 2.5-3.0m high steel palisade fence. The character of the surrounding area is dominated by residential terrace two storey dwellings.		
Planning Assessment of Policy and Other Material Considerations		
3.0 Site History		
3.1 No planning history on site.		

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.1.1 The site is located within the settlement/development limits and within the Falls/St. Mary's Area of Townscape Character (ATC), Designation BT26. The site is also adjacent to an uncommitted housing zoning (WB 04/07).

4.2 Planning Policy Statements 1-24

4.2.1 PPS 1 General Principles)

5.0 Statutory Consultees Responses

5.1 N/A

6.0 Non Statutory Consultees Responses

6.1 transportNI – no objection – condition and informatives to be included

6.2 Environmental health – no objection – informatives to be included

6.3 NIEA - no objection - conditions and informatives.

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No objections have been received, however, three letters of support were received including support from Beechmount Residents Association, Cllr Ciaran Beattie and Blackie River Community Group. A petition of support was also submitted with 91 signatures.

8.0 Other Material Considerations

8.1 N/A

9.0 Assessment

9.1 The proposal is considered to be in compliance with the development plan.

9.2 The proposal was assessed against planning policy document PPS 1 (General Principles). I am content that the proposal complies with policy. The impact of the proposal, in terms of potential noise levels, has been assessed and considered to be within acceptable limits. Ground contaminants have also been assessed and any potential contamination can be mitigated with the inclusion of conditions to the grant of approval.

The surrounding area is an established residential area with terrace dwellings dating to circa 1920's finished in a common red brick, the existing building on site is also finished in red brick. The new build element of the proposal is to have parapet walls given a flat roof appearance which will match with the existing building. The materials to be employed in the construction are to be quite different from the existing building and the majority surroundings dwellings. The proposed extension is to be finished in render to one wall and the other to be windows with perforated mesh cladding fronting the windows. In balance the design and finishes are considered acceptable and will not detract from the character of the ATC. The existing building is of a commercial/industrial appearance, the modern materials will not impact on the character of this building which in itself is not of significant architectural merit. The impact on the surrounding residential area is also limited given the site is enclosed behind a high steel palisade fence limiting public views of the site.

9.3 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

9.4 A noise impact assessment, parking survey and contaminated land report were submitted and consultees have no objections subject to conditions and informatives.

10.0 Summary of Recommendation

10.1 Approval

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval – proposal complies with area plan and relevant policies

Conditions/Reasons for Refusal:

Conditions

1. As required by Section 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. All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Pollution Prevention Guidance (PPG2, PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process Conditions 3 and 4 will apply.

Reason: For the protection of Environmental receptors

3. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority 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 Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: For the protection of Environmental receptors

4. After completing the remediation works under Conditions 3; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with

Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: For the protection of Environmental receptors

5. The development shall not become operational until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.

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

6. The development shall not become operational until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.

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

Informatives

1. The purpose of the Conditions 2 – 4 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks

2. The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999.

It is recommended that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent Conditions.

3. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby residential premises.

4. 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

Signature(s)

Date:

Representation from Elected Representatives

A letter of support was received from Councillor Ciaran Beattie

ANNEX	
Date Valid	13th February 2015
Date First Advertised	6th March 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 28 Gortfin Street,Edenderry,Belfast,Antrim,BT12 7BN, The Owner/Occupier, 41 Oakman Street,Edenderry,Belfast,Antrim,BT12 7BP, The Owner/Occupier, 43 Oakman Street,Edenderry,Belfast,Antrim,BT12 7BP, Jim Girvan 43, Beechmount Pass, Belfast, Antrim, Northern Ireland, BT12 7NW The Owner/Occupier, 45 Oakman Street,Edenderry,Belfast,Antrim,BT12 7BP, The Owner/Occupier, 47 Oakman Street,Edenderry,Belfast,Antrim,BT12 7BP, The Owner/Occupier, 49 Oakman Street,Edenderry,Belfast,Antrim,BT12 7BP, The Owner/Occupier, 51 Oakman Street,Edenderry,Belfast,Antrim,BT12 7BP, Fra Hamilton	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: Z/2015/0170/F Proposal: refurbishment and side single storey extension of existing sub-station building to provide boxing club premises (gym, changing facilities etc) Address: Clonard ABC, Gortfin Street, belfast, BT12 7BN, Decision: Decision Date:	
Summary of Consultee Responses No objection	

Drawing Numbers and Title

Drawing No. 01
Type: Location plan
Status: Submitted

Drawing No. 02
Type: Block plan
Status: Submitted

Drawing No. 04
Type: plans and elevations
Status: Submitted

Drawing No. 06
Type: proposed block plan – cycle parking
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

Notification to Department (if relevant) Date of Notification to Department: Response of Department: