

## Development Management Officer Report Committee Application

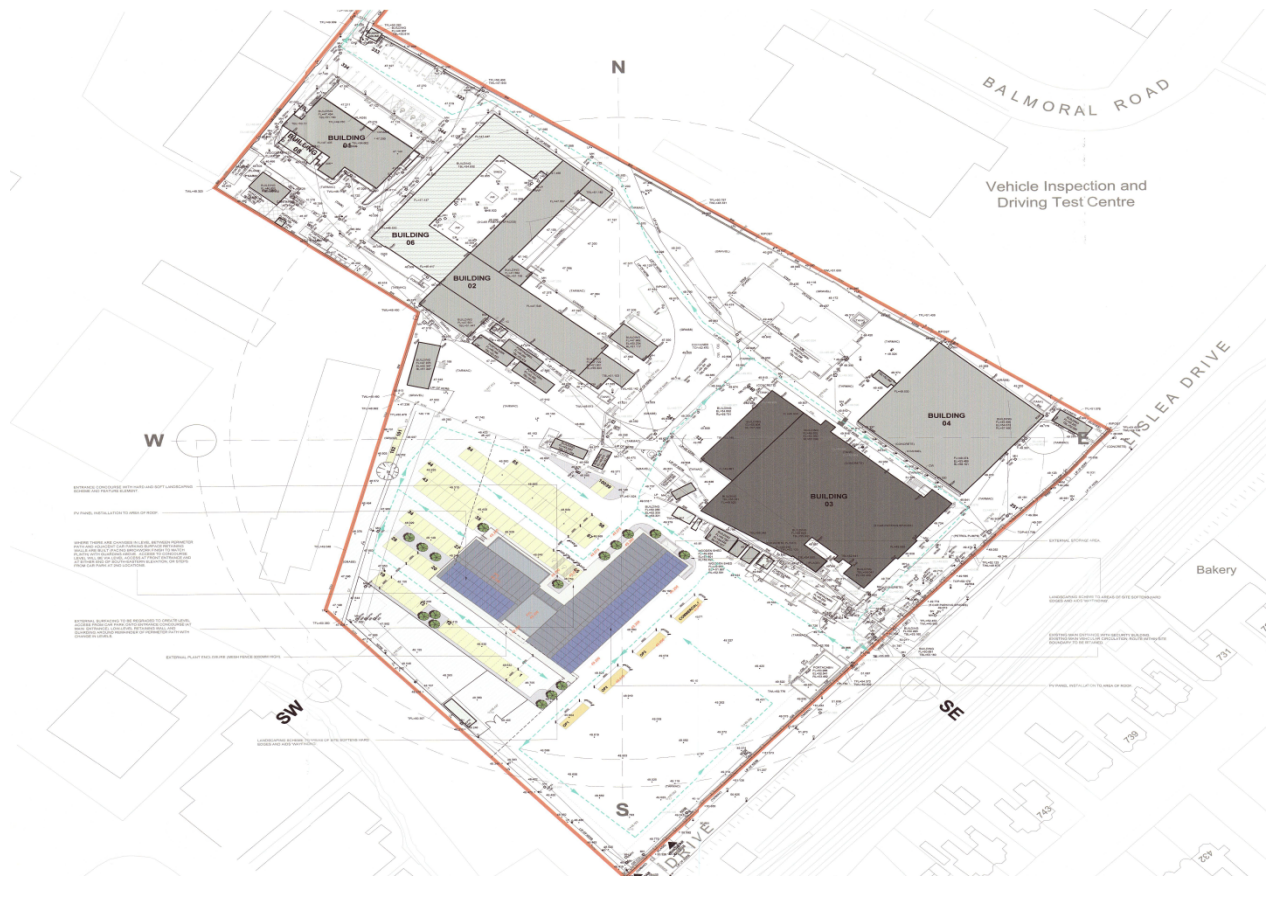
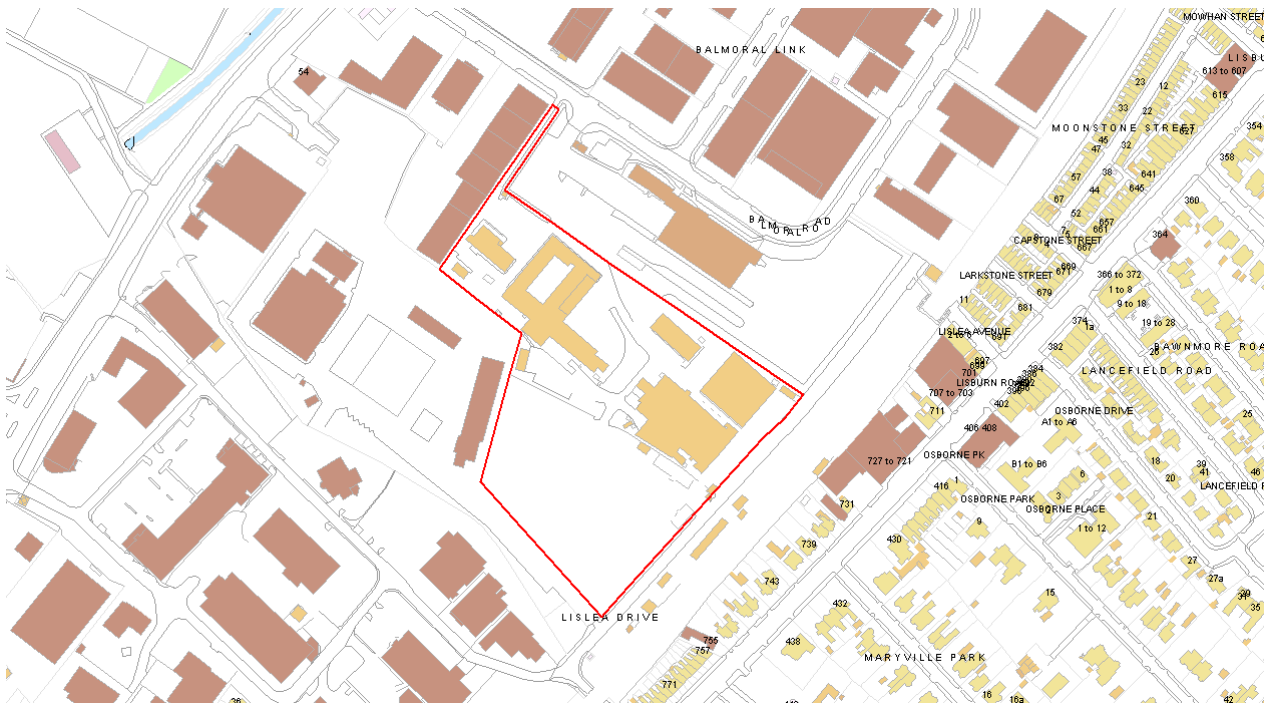
Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> Z/2014/1693/F	
<b>Proposal:</b> Provision of a new 2 storey office building and associated site works.	<b>Location:</b> Lislea Drive PSNI 18 Lislea Drive Lisburn Road Belfast BT9 7JG
<b>Referral Route:</b> Major application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> PSNI Brooklyn 65 Knock Road Belfast BT5 6LE	<b>Agent Name and Address:</b> Whittaker and Watt Architects 379 Antrim Road Newtownabbey BT36 5EB
<p><b>Executive Summary:</b></p> <p>The application seeks full permission for a new office building within a police station complex at Lislea Drive, Belfast. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• the principle of redevelopment for an office building at this location;</li> <li>• the potential impact on neighbouring amenity and character of the area.</li> </ul> <p>The application site is a complex within a secure compound in use by the Police Service of Northern Ireland. The site contains an eclectic mixture of buildings consisting of sheds and offices. The site is enclosed by tall security fences which screens most of the site from public view.</p> <p>The proposal has been assessed against relevant planning policies including BMAP, SPPS, PPS3, PPS4, and DCAN15 and is not subject to any site specific zonings.</p> <p>No objections/representations have been received.</p> <p>The site is identified as whiteland and is within the designated development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) 2015. There are no site specific policies within the plan in relation to this site.</p> <p>In terms of the SPPS and associated Planning Policy Statements, a police office appears to constitute a B1 use under the use classes order. Accordingly PPS4 sets out the main provisions, in addition to roads considerations discussed in PPS3 and associated supplementary guidance.</p> <p>The proposal is acceptable in terms of amenity of existing residents and character of the area.</p>	

No consultees have any objections to the application subject to conditions and/or informatives.

It is recommended the application is approved subject to conditions including time limit, landscaping, and sewage infrastructure.

# Case Officer Report

## Site Location Plan





AMENDED DRAWING  
 Drawing Number: 2014/1693/F  
 Belfast City Council

**Consultations:**

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	Land and Resource Management	No Objection
Non Statutory	NIEA	No Objection
Non Statutory	Env Health Belfast City Council	No Objection
Non Statutory	Rivers Agency	No Objection
Statutory	NI Water - Strategic Applications	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
Representations from Elected representatives	None received
<p><b>1.0 Characteristics of the Site and Area</b></p> <p>The application site is a complex within a secure compound in use by the Police Service of Northern Ireland. The site contains an eclectic mixture of buildings consisting of sheds and offices. The site is enclosed by tall security fences which screens most of the site from public view. The site is bounded by land in commercial use to its north, east and west sides. Vast car parking is available on the site. This site is relatively flat but with a gentle decline towards west and north.</p> <p>A railway line separates the site from residential properties to the south on the Lisburn Road.</p> <p>The surrounding area is mainly in industrial and commercial use.</p>	
<p><b>2.0 Planning Assessment of Policy and Other Material Considerations</b></p> <p><b>2.1 Planning Policy Considerations:</b>  Belfast Metropolitan Area Plan (BMAP) 2015  Single Planning Policy Statement  Planning Policy Statement 4  PPS3: Roads Considerations; DCAN 15;</p> <p><b>2.2 Planning History:</b>  Z/2013/1330/F - 3 storey extension to rear of admin office building for storage purposes. Approval.  Z/2013/1332/F - Provision of new 2 storey office building and associated site works. Approval.  Z/2012/1208/F - Provision of new 2 storey office building and associated site works. Approval.</p> <p><b>2.3 Consultations:</b>  Roads Service;  Belfast City Council Environmental Health;  NIEA LRM unit;  NI Water.  Rivers Agency  None objected to the proposal in principle.</p> <p><b>2.4 Proposal:</b>  The proposal is for the erection of a detached two storey office building. This will consist of two main blocks adjoined to one another at right angles. This has a maximum height of 11.2m approx from ground level. The south east facing block has a length of 47.5m and a depth of 15.5m. The south west block has a total length of 32m and a depth of 16m. This will be finished with timber clad walls, a pitched roof with a chimney style turret light box along the ridge. A two storey central link between both blocks will be finished in cladding consisting of vertical rock based boards. A single storey section will</p>	

be situated on the inside of the south west block.

The external space on the north facing side of the court yard with planting and car parking will be on the inside of the two blocks. It is from here that the building will be accessed; via the central link.

The finished floor level will be 49.350m with original ground levels 150mm lower than FFL on the east side; and 1.1m lower than FFL on the west and north/west sides. To account for the sloping levels the building will be set on a 900mm max tall retaining wall and platform.

### 3.0 Assessment

#### 3.1 Zoning

The site is identified as whiteland and is within the designated development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) 2015. There are no site specific policies within the plan in relation to this site within the plan.

In terms of the SPPS and associated Planning Policy Statements, a police office is a B1 use under the use classes order. Accordingly PPS4 sets out the main provisions, in addition to roads considerations discussed in PPS3 and associated supplementary guidance.

3.2 The primary policy considerations for these aspects of the proposal are set out in PPS4 and policies PED1 and PED 9 in particular.

PED 1 sets out location specific policy, essentially stating such uses should be located in town or city centres, and may only be located outside subject to three criteria. I consider the proposal an exception to this given that it is for offices for Police use.

PED 9 of PPS4 would also be applicable. PED 9 sets out general criteria for the assessment of economic/business proposals. Not all of the requirements of PED 9 apply in this case, however the primary considerations are assessed below:

#### 3.3 Design

The proposed development is similar in terms of scale, massing, fenestration and materials to neighbouring buildings and given the context of the area. Accordingly it is considered that the proposal is acceptable in terms of visual amenity and character of the area.

#### 3.4 Amenity

The building will have a roof line height similar to surrounding buildings. The site is large and can easily accommodate the proposal within any detrimental impact on existing space. No adverse overshadowing / overlooking issues on adjacent buildings will arise from the proposal due to separation distances to the site boundaries and neighbouring properties. In relation to noise and disturbance matters Environmental Health, who are the statutory regulatory for such matters, have no objections in this regard.

Given the height of existing boundary treatments, the position of the proposal within the compound, existing buildings and separation distances from the boundaries of site, the proposed detached two storey office accommodation block will be mostly screened from public view.

The site is extensive in size (3.3ha) and can easily accommodate the proposal and the extant planning approval for an office block which is at a distance of 50m approx north east to the location of the proposal.

### 3.5 Landscaping:

Soft landscaping is proposed in strategic places to soften the impact of the proposal and assist integration. Hard landscaping and car parking is also proposed. Conditions will be necessary to ensure implementation, management and replacement.

### 3.6 Consultations

In relation to traffic, access, and parking issues, Transport NI were consulted and are satisfied that there is sufficient parking provision proposed, the access arrangements are adequate, and an unacceptable impact on traffic will not occur. This aspect is therefore considered acceptable.

NIEA LRM and Environmental Health have no objections subject to conditions and/or informatives, and are satisfied that contamination of the site can be addressed without detriment to human health or ground water / hydrogeology. Environmental Health also has no concerns in relation to noise, air quality, or other such matters.

3.7 The proposal is considered acceptable in relation to planning policy and accordingly approval is recommended subject to the conditions below.

Neighbour Notification Checked	Yes
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### Conditions/Reasons for Refusal:

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. No development including site clearance works, lopping, topping or felling of trees, shall take place until detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers have been submitted to and approved in writing by Belfast City Council Local Planning Authority.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design.

3. All hard and soft landscape works shall be completed in accordance with the details

to be agreed under condition 2 above, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling / flat hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.  
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

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4. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Belfast City Council Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

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

5. In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health.

6. No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and verified by the Department. The dwellings shall not be occupied until the approved arrangements are in place.

Reason: To ensure the provision of the necessary infrastructure to service the development.



<b>ANNEX</b>	
<b>Date Valid</b>	10th December 2014
<b>Date First Advertised</b>	2nd January 2015
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 10 Lislea Drive, Malone Lower, Belfast, Antrim, BT9 7JG, The Owner/Occupier, 12 Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QL, The Owner/Occupier, 12 Lislea Drive, Malone Lower, Belfast, Antrim, BT9 7JG, The Owner/Occupier, 14 Lislea Drive, Malone Lower, Belfast, Antrim, BT9 7JG, The Owner/Occupier, 16 Lislea Drive, Malone Lower, Belfast, Antrim, BT9 7JG, The Owner/Occupier, 18 Lislea Drive, Malone Lower, Belfast, Antrim, BT9 7JG, The Owner/Occupier, Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QA, The Owner/Occupier, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 1, Balmoral Fruit Market, 16 Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QA, The Owner/Occupier, Unit 2 &amp; 3, Balmoral Fruit Market, 16 Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QA, The Owner/Occupier, Unit 4, Balmoral Fruit Market, 16 Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QA, The Owner/Occupier, Unit 5, Balmoral Fruit Market, 16 Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QA, The Owner/Occupier, Unit 6, Balmoral Fruit Market, 16 Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QA, The Owner/Occupier, Unit 7, Balmoral Fruit Market, 16 Balmoral Road, Malone Lower, Belfast, Antrim, BT12 6QA,</p>	
<b>Date of Last Neighbour Notification</b>	3rd February 2015
<b>ES Requested</b>	No

<b>Drawing Numbers and Title</b>
Drawing No. 01, 02, 03, 04, 05, 06A Type: Status: Approved
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department: