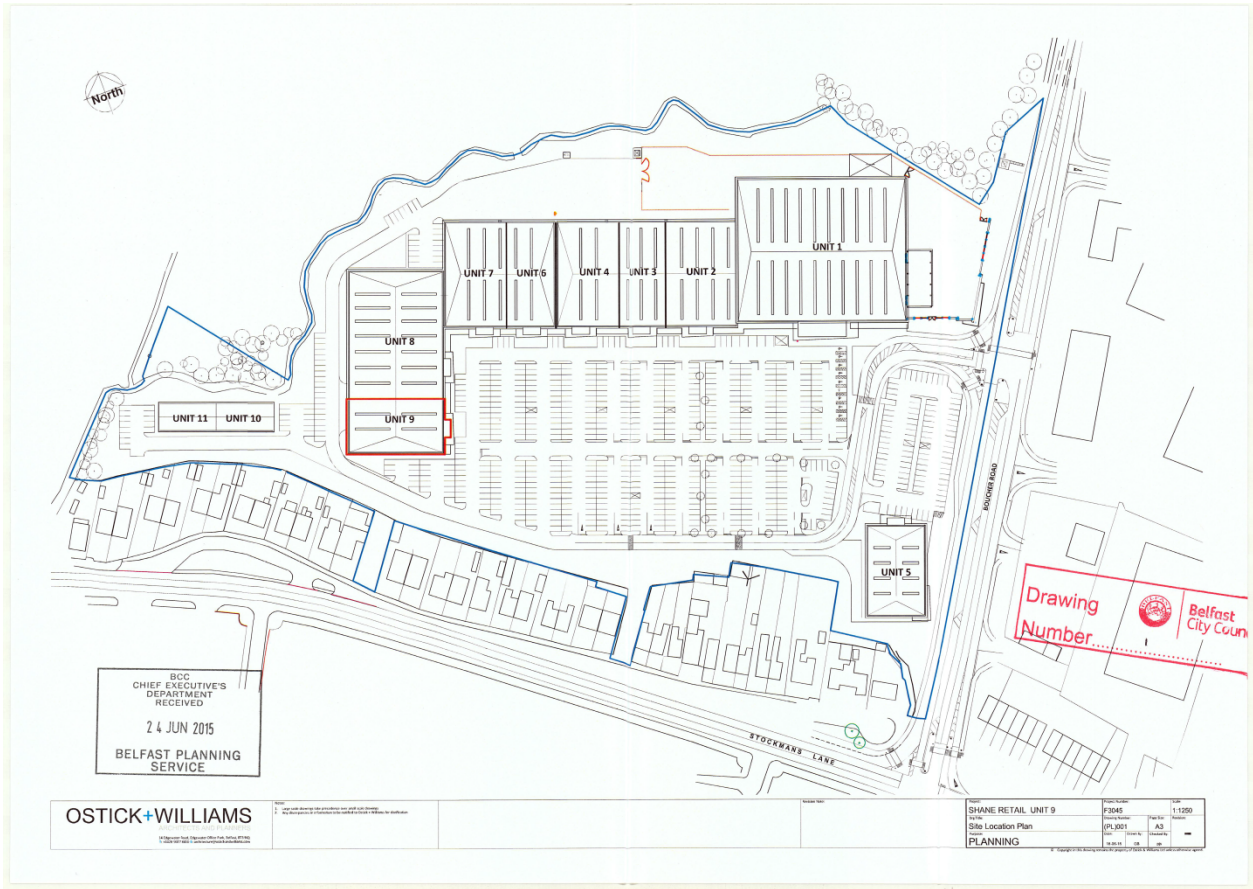


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA04/2015/0514/F	
<b>Proposal:</b> Full application for the construction of an internal mezzanine floor for retail sales purposes.	<b>Location:</b> Unit 9 Shane Retail Park Boucher Road Belfast BT12 6UA
<b>Referral Route:</b> Major application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> MAM SRP Acquisition Ltd c/o Maples Corporate Services Limited PO Box 309 Ugland House Grand Cayman Cayman Islands KY1-1104	<b>Agent Name and Address:</b> Strategic Planning 1 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ
<p><b>Executive Summary:</b> The application seeks full planning permission for the creation of a mezzanine floor in Unit 9, Shane Retail Park.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>● Principle of increase in retail floor space</li> <li>● Access, Movement, Parking and Transportation</li> </ul> <p>The site is located within the development limit for Belfast as designated in the Belfast Metropolitan Area Plan (BMAP) and is not zoned for any particular land use. The application has been assessed against relevant planning policies including BMAP, the Strategic Planning Policy Statement (SPPS), PPS3: Roads Considerations and associated supplementary guidance.</p> <p>In accordance with the requirements of the SPPS, a sequential test looking at possible alternative sites in, and on the edge of, Belfast City Centre for the required floor space of 1,837 sqm for a bulky goods sales unit was submitted on 23/10/15. On the basis of the information provided, it is considered that the proposal complies with the SPPS.</p> <p>All relevant neighbours were notified and the proposal was advertised in the local press. No representations were received.</p> <p>All consultees offered no objections in principle to the proposal.</p> <p>An approval with conditions is recommended.</p>	

# Case Officer Report

## Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	Considered - No Comment Necessary
Statutory	NI Transport - Hydebank	Advice

### 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

### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

The proposal seeks full planning permission for the construction of an internal mezzanine floor

for retail sales purposes.

## 2.0 Description of Site

The site is located within Shane Retail Park off Boucher Road. The application relates to an existing vacant retail store (Unit 9) on the site. The unit is located at the end of a row of retail units, to the rear of the retail park with car parking to the front and access for service vehicles to the rear. The site is level. The boundaries are defined by paladin fencing with some hedging and trees. The site is adjacent to other retail uses, including Dunelm, Harveys and Smyths.

## Planning Assessment of Policy and Other Material Considerations

### 3.0 Site History

Z/2003/1789/F - Lands to rear of No.105 Boucher Road, Belfast (90m approximately to east of M1 Motorway & bounded to north by Blackstaff River) -Appeal upheld - 28/04/04

Z/2003/1165/RM - Construction of retail warehousing with associated car parking and site works - Approved - 05/11/03

Z/2001/0584/O - Construction of retail warehousing with associated car parking and site works - Approved - 09/05/03

### 4.0 Policy Framework

#### 4.1 Belfast Metropolitan Area Plan (BMAP) 2015

4.1.1 No relevant zoning

#### 4.2 Strategic Planning Policy Statement (SPPS)

4.2.1 Good Design paras.15-19

4.2.2 Town Centres and Retailing paras. 6.272 - 6.283

#### 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.3.1 Policy AMP 6: Transport Assessment

4.4.1 Policy AMP 7: Car Parking and Servicing Arrangements

### 5.0 Statutory Consultees Responses

5.1 DRD Transport NI - No objection

### 6.0 Non Statutory Consultees Responses

6.1 Belfast City Council (BCC) Environmental Health - No comment necessary

### 7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

### 8.0 Other Material Considerations

#### 8.1 Parking Standards

### 9.0 Assessment

9.1 The site is located within the development limits of Belfast as designated in Belfast Metropolitan Area Plan 2015. The site is unzoned, 'whiteland' in the Development Plan. The proposed development will create a mezzanine floor for retail sales within the existing vacant retail unit 9. The premises were formerly used for furniture sales and accordingly the use for retailing is already established on the site but restricted by planning condition to the sale of bulky goods only.

#### 9.2 The key issues are:

- Principle of increase in retail floor space
- Access, Movement, Parking and Transportation

9.3 The proposal is for a mezzanine extension to provide additional 837 sqm retailing floor space within an existing retail warehouse which currently has 1000 sqm gross floor space. The proposal is to accommodate Oak Furniture Land which sells bulky goods and therefore is in line with the bulky goods approval for the unit.

9.4 There are no external changes proposed and therefore there will be no detrimental visual impact caused by the development. The proposal is not contrary to the principles of good design in the SPPS, in that the development is obviously compatible with its surroundings.

9.5 Paras 6.272 - 6.283 of the SPPS provides the policy context for Town Centres and Retailing. With regard to the policy tests in the SPPS, BMAP, in line with Part 9 Regulation 32 and associated Schedule of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 shall operate as the local development plan for the area for which it is made and shall be treated for the purposes of the 2011 Act and any other enactment relating to planning as being the local development plan for the area. A sequential test as per para 6.280 was submitted dated 23/10/15. A full retail impact assessment is not required since the proposal is not above the threshold of 1000 sqm external floorspace as detailed within para 6.283 of the SPPS. Additionally the Council has an up to date LDP and therefore an assessment of need is not required.

9.6 The key requirements of the proposal are

- existing approved retail warehouse premises in an existing retail park, capable of accommodation 1837 sqm gross floorspace
- on site, surface, free car parking providing at least 92 car parking spaces and 3 lorry spaces
- prominent location
- on site servicing of accommodation 40ft articulated lorries, providing deliveries directly into the unit.

9.7 The sequential test looked at possible alternative sites in and on the edge of Belfast City Centre for an entire unit of the required floorspace of 1,837 sqm. Victoria Square Shopping Centre, Castle Court Shopping Centre, Hi Park Centre as well as the edge of centre were assessed, none of which fulfil the requirements.

9.8 On balance the increase in retail floorspace is considered acceptable for the Unit. As stated previously the Unit already has permission for the sale of bulky goods and the approved development will bring a vacant unit back into use which will in turn create jobs and investment.

9.9 A Transport Assessment Form was submitted on 14/08/15. The scale of development and transport implications of the proposal were assessed by Transport NI through this and they consider them to be acceptable. Therefore the proposal complies with Policy AMP 6 of PPS 3 and Parking Standards.

10.0 Conclusion

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

**Neighbour Notification Checked**

Yes

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.

#### Informatives

1. 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.
  
2. 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.
  
3. 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.