

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 16 February 2016	
Application ID: LA04/2015/1359/F	
Proposal: Erection of 2 two bedroom apartments and 4 two bedroom dwellings with parking, landscaping and associated site works (6 units in total)	Location: Lands immediately east of Bell Steel Road and 20 metres west of 2 Glenwood Green Belfast BT17 0QP
Referral Route: The application is for more than 4 dwellings.	
Recommendation:	Approval
Applicant Name and Address: Clanmil Developments Ltd Northern Whig House 3 Waring Street Belfast BT1 2DX	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary:</p> <p>This application seeks full planning permission for the erection of 2 two bedroom apartments and 4 two bedroom dwellings with parking, landscaping and associated site works (6 units in total).</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of residential use on the site • Design and impact on character of the area • Residential amenity • Access <p>The site is within the settlement limit for Belfast as designated in BMAP2015. It is on unzoned, 'white land'.</p> <p>The principle of residential development is established on the site in that the site was formerly occupied by a residential home and planning permission was granted for 5 No social dwellings under ref. S/2013/0631/F .</p> <p>The proposal was assessed against the Development Plan (BMAP2015); Strategic Planning Policy Statement for Northern Ireland (SPPS), Planning Policy Statement (PPS) 3; Access, Movement and Parking; PPS7 Quality Residential Environments; PPS12 Housing in Settlements. The proposal complies with the above policy documents.</p> <p>There were no letters of representation or objection submitted to the Council.</p> <p>Consultees have no objections and no representations were received.</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
Statutory	NI Transport - Hydebank	Advice
Statutory	NI Water - Multi Units East - Planning Consultations	Advice
Non Statutory	Env Health Belfast City Council	Substantive Response Received

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 is for the erection of 2 x two bedroom apartments and 4 x two bedroom dwellings with parking, landscaping and associated site works

2.0 Description of Site

The site which was formerly occupied by a care home is currently a vacant plot that has been fence in. Although it is adjacent to Bell Steele Road it sits at a lower level (approx 2m lower). The site is accessed via Glenwood Green which slopes downwards. There are residential units to the north and east of the site and a primary school to the west.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

Z/1982/0395/F Planning Permission was granted for '130 dwellings and a DHSS hostel for mentally handicapped adults' on a larger site which took in the application site.

S/2013/0631/F The site has planning permission for 'the erection of 5 dwellings' (4x3 bedroom & 1x2 bedrooms). The applicant was Ulidia Housing Association, this permission expires 23/3/2019.

Other permissions on this site relate to the fencing which secures the site.

3.1 Representations

No representations have been received with regard to this application.

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

This land is not zoned in BMAP 2015

4.2 SPSS - Core Planning Principles and Design Guidelines

4.3 Planning Policy Statements

PPS3 Access Parking and Movement

PPS7 Quality Residential Environments

Addendum to PPS7 Safeguarding the Character of Established Residential Areas

PPS12 Housing in Settlements

4.4 Supplementary Planning Guidance

Creating Places

DCAN8

DCAN 15

Parking Standards

5.0 Statutory Consultees

5.1 DRD TransportNI – Awaiting final response.

5.2 NI Water – No objection

6.0 Non Statutory Consultees

6.1 Belfast City Council Environmental Health – No objection, it is recommended that an informative is attached to the permission with regard to any potential contaminated land.

7.0 Assessment

This site is on un-zoned land in the development plan, BMAP2015. The site currently has planning approval for residential use.

The proposed development is in keeping with the core principles of sustainable development set

out in the SPPS. It also supports good design and positive place making. The site is currently derelict and developing the site will enhance the neighbourhood by way of visual and residential amenity.

PPS3 TransportNI has been consulted and they have raised technical issues to be resolved. The issue raised are not considered to impact on the principle of development on the site.

PPS7 Quality Residential Environments

PPS7 QD1 The proposal is compliant with all relevant criteria of this policy.

(a)The development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, massing and appearance of buildings.

(c) The properties have generous gardens to the rear (smallest garden is 77m2).Existing boundary planting is to be retained.

(e)&(f) Adequate provision has been made for parking provision and movement patterns

(g)& (h) The design, materials and detailing of the proposal is acceptable. There will be no overlooking, over shadowing or loss of light for existing dwellings adjacent to the site as a result of planning permission being granted.

(i) The development will deter crime and promote public safety. The site is currently fenced off. Nevertheless it is an environment that could encourage anti social behaviour. By developing with housing this threat is reduced.

PPS7 Addendum, Safeguarding the character of established residential areas.

Policy LC1:- the proposal is in keeping with this policy in that the density and pattern of development is in keeping with local character. Room sizes are acceptable and the proposed dwellings comply with floor space standards in Annex D of this addendum. The floor space is approx 90m2 in each house; and 75m2 for the apartments.

PPS12 Housing in settlements

The proposal is in keeping with Planning Principle 2 - Good design. Room size is in keeping with policy HS4 of PPS12 as set out above.

The proposal complies with other supplementary planning guidance Creating Places, DCAN8 in that the design is acceptable; and DCAN15 & Parking standards as a sufficient parking scheme and road layout has been submitted.

8.0 Summary of recommendation

8.1The proposal is considered to be in compliance with the development plan.

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

8.3 It is recommended that the application is approved subject to conditions and that Committee agrees the Director of Planning and Place is authorised to draft any necessary amendments and/or additional conditions.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approve subject to conditions.

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

Informative

CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011
Should any unforeseen ground contamination be encountered during the development, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

ANNEX	
Date Valid	12th October 2015
Date First Advertised	20th November 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Glenbank Drive, Poleglass, Dunmurry, Antrim, BT17 0SQ, The Owner/Occupier, 2 Glenwood Green, Poleglass, Dunmurry, Antrim, BT17 0QX, The Owner/Occupier, 6 Glenwood Court, Poleglass, Dunmurry, Antrim, BT17 0QR, The Owner/Occupier, 7 Glenwood Court, Poleglass, Dunmurry, Antrim, BT17 0QR, The Owner/Occupier, 8 Glenwood Court, Poleglass, Dunmurry, Antrim, BT17 0QR, The Owner/Occupier, St. Kierans Primary School Bell Steel Road Poleglass Dunmurry BT17 0PB	
Date of Last Neighbour Notification	24th November 2015
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: S/2013/0444/PREAPP Proposal: 5 No 5P3B social housing dwellings to include amenity space and 8 communal parking spaces. Address: Glenwood Green, Poleglass, Dunmurry, BT17 0QX, Decision: Decision Date: Ref ID: S/2012/0072/F Proposal: Erection of 2.4m high paladin security fence around vacant site subsequent to demolition of building Address: 1 Glenburn Green, Bell Steel Road, Poleglass, Dunmurry, BT17 0QX, Decision: PG Decision Date: 13.06.2012 Ref ID: S/2013/0631/F Proposal: Erection of 5 No dwellings (4 No 5p/3b and 1 No 3p/2b) with associated car parking, site and access works. Address: Lands at the junction of Glenwood Green and Bell Steele Road, Poleglass, Dunmurry, BT17 0QP., Decision: PG	

Decision Date: 02.04.2014

Ref ID: S/2014/0851/PREAPP

Proposal: Erection of 10 two bedroom apartments, car parking, bin stores with associated landscaping and site works.

Address: Glenwood Green, Belfast, BT17 0QX.,

Decision:

Decision Date:

Ref ID: S/1996/0870

Proposal: 2.4m high palisade fence to replace existing timber fence

Address: GLENWOOD HOME 1 GLENWOOD GREEN DUNMURRY

Decision:

Decision Date:

Ref ID: S/1982/0395

Proposal: 130 DWELLINGS AND 1 D.H.S.S HOSTEL FOR MENTALLY HANDICAPPED ADULTS

Address: POLEGLASS SITE 3, GLENWOOD, DUNMURRY

Decision:

Decision Date:

Ref ID: S/2008/0489/F

Proposal: Environmental improvement works to include boundary treatment (walls, gates and palisade fencing) and redundant footpaths to be broken up and planted.

Address: The Glen, Glenwood, Poleglass and adjacent residential areas of Glenwood and Woodside.

Decision:

Decision Date: 09.10.2008

Ref ID: LA04/2015/1359/F

Proposal: Erection of 2 two bedroom apartments and 4 two bedroom dwellings with parking, landscaping and associated site works (6 units in total)

Address: Lands immediately east of Bell Steel Road and 20 metres west of 2 Glenwood Green, Belfast, BT17 0QP,

Decision:

Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

01, 02a,03, 04a.