



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

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA04/2015/1371/F	<b>Target Date:</b>
<b>Proposal:</b> Erection of 12 dwellings with parking, landscaping and associated site works	<b>Location:</b> Lands immediately West of 9 Glenbryn Park and immediately East of 57 Glenbryn Park Belfast BT14 7JG
<b>Referral Route: The application is for more than 4 dwellings.</b>	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Clanmil Developments Ltd Northern Whig House 3 Waring Street Belfast BT1 2DX	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b> This application seeks full planning permission for the erection of 12 dwellings with parking, landscaping and associated site works.</p> <p>The development plan BMAP designates this site as a 'committed housing site'.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Principle of residential use on the site</li> <li>• Design and impact on character of the area</li> <li>• Residential amenity</li> <li>• Access</li> </ul> <p>The proposal was assessed against BMAP 2015; 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 these policies documents.</p>	

No written representations or objections were received.

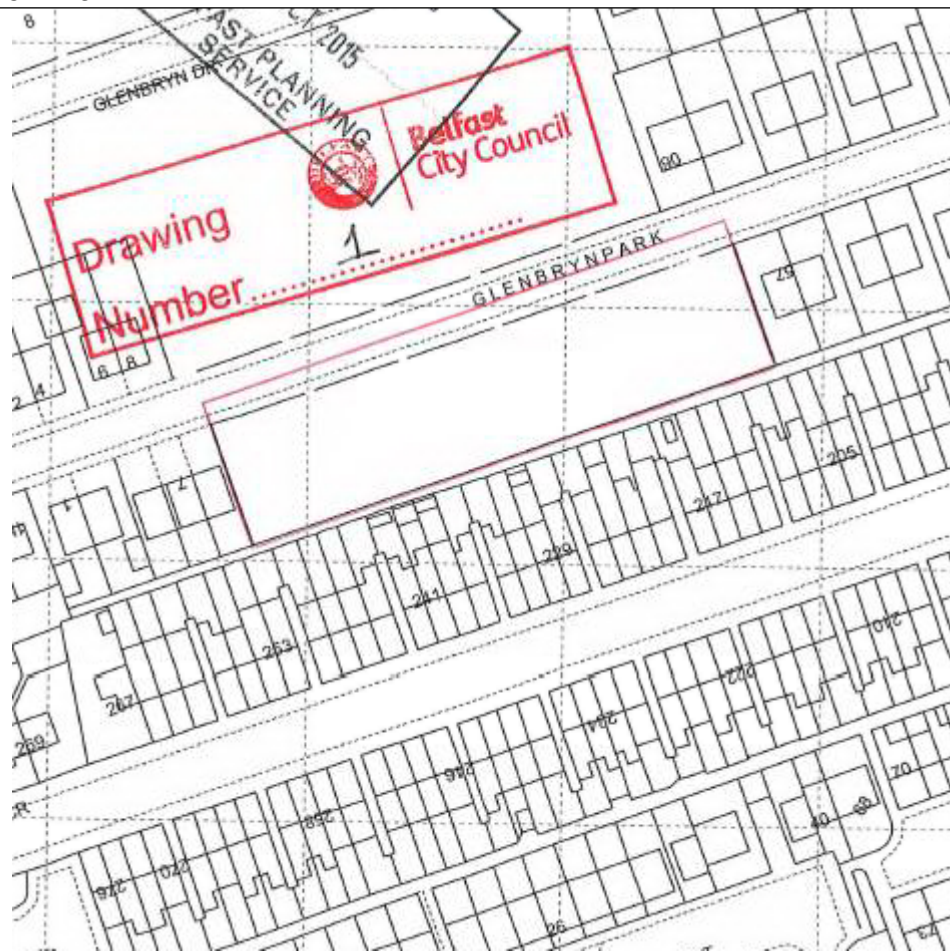
Consultees responded...

An approval with conditions is recommended.

Signature(s):

### Case Officer Report

#### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
Statutory	NI Water - Multi Units East - Planning Consultations	Advice
Statutory	NI Transport - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	
Non Statutory	Env Health Belfast City	No objections subject to

	Council	conditions
Statutory	NI Transport - Hydebank	
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	
<p>Characteristics of the Site and Area</p> <p>1.0 Description of Proposed Development Erection of 12 dwellings (6 pairs of semi detached properties) with parking; landscaping and associated site works.</p> <p>2.0 Description of Site The site is located on the north side of Glenbryn Park between numbers 9 &amp; 57. It is a gap site. There is a 'peace wall' directly to the rear of the proposed site. The peace wall separates Glenbryn Park and Alliance Avenue. The site slopes downwards from west to east. It is currently grassed over. Bushes, weeds and rubbish are scattered throughout the site.</p>		
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>3.0 Site History Z/2003/1031/F Construction of 30 No. dwellings and ancillary works (expired 26/9/08). Z/2007/2724/F Change of house type (expired on 15/01/13).</p> <p>This site formed part of the above two planning approvals which are now extant.</p> <p>4.0 Policy Framework</p> <p>4.1 Belfast Metropolitan Area Plan 2015 4.1.1 Zoning NB03/10 The site is specifically zoned for housing in BMAP 2015</p> <p>4.2 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.2.1 Good Design paragraphs 4.23-4.26</p> <p>4.3 PPS 3: Access, Movement and Parking 4.3.1 Policy AMP1: Creating an Accessible Environment 4.3.2 Policy AMP6: Transport Assessment</p> <p>4.4 Planning Policy Statement (PPS) 7: Quality Residential Environments 4.4.1 Policy QD1: Quality in New Residential Development</p> <p>4.5 PPS7 Addendum: Safeguarding the Character of Established Residential Areas 4.5.1 Policy LC 1; Protecting local character, environmental quality and residential</p>		

amenity.

#### 4.6 PPS12 Housing in Settlements

##### 4.6.1 Planning Control Principle 2: Good Design

#### 5.0 Statutory Consultees

5.1 DRD TransportNI – No objection subject to conditions

5.2 NI Water – No objection

#### 6.0 Non Statutory Consultees

6.1 Belfast City Council Environmental Health – No objection subject to conditions.

#### 7.0 Representations

7.1 The application has been neighbour-notified and advertised in the local press. No objections or representations have been made.

#### 8.0 Other Material Considerations

##### 8.1 Creating Places

8.2 Development Control Advice Note 8 : Housing in Existing Urban Areas

8.3 Development Control Advice Note 15: Vehicular Access Standards

8.4 Parking Standards

#### 9.0 Assessment

##### BMAP2015

The site is zoned for housing in BMAP therefore the proposal complies with the development plan.

##### SPPS

The design is in keeping with other properties in close proximity. The proposal is in keeping with the core principles and design guidelines set out in the SPPS.

Transport NI was consulted and advised that the proposals are unacceptable in that technical amendments were required to ensure proper Access and parking arrangements. Transport NI was re-consulted with amended drawings and have yet to provide their final response. However, it is not considered that the issues raised bring into question the principle of the development.

##### PPS7 Policy QD1 T

The design of the houses focuses on the positive aspects of the character and appearance of the surrounding area. There is no damage to the local character, environmental quality or residential amenity of these areas. The proposal respects the surrounding context and is appropriate in terms of scale, layout, proportions, massing and appearance of the buildings. The proposal is in accordance with all relevant sections of policy QD1 (a) (e) (f) (g) (h) & (i). The proposed dwellings back onto an existing 'peace wall'. As the proposal is essentially 'infill' housing, between other dwellings which already back onto the wall, the proposal is considered acceptable.

PPS7 Addendum, 'Safeguarding the Character of Established Residential Areas'

Policy LC1 (criteria (a) to (c)) also applies. The proposal complies with Policy LC1 in that the density and pattern of development are in keeping with the housing in the immediate vicinity and the dwelling units comply with floor space standards in Annex A.

#### PPS12 Housing in settlements

The proposal is in keeping with Planning Principle 2 - Good design and the size of rooms are in keeping with policy HS4 of PPS12.

The proposal complies with other supplementary planning guidance Creating places, DCAN8 in that the design is acceptable and DCAN 15 & Parking standards as a sufficient parking scheme and road layout has been submitted.

#### 10.0 Summary of Recommendation

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

10.2 Having regard to the policy context and other material considerations above, the proposal is considered acceptable. 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

#### 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. The applicant, on completion of the works and prior to the occupation of the proposed development, shall provide to the Belfast Planning Service, for approval, a Verification Report. This report must demonstrate that the remedial measures outlined in Pentland Macdonald report titled "site at Glenbryn Park, Belfast-Remediation Strategy" dated 10<sup>th</sup> December 2015 reference no PM15-1193 have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end use (residential land use with plant uptake). It must demonstrate that the identified contaminant-pathway-target linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular the Verification report must demonstrate that:

Gas protection measures commensurate with Gas Characteristic Situation 2 have been designed and installed in accordance with BS 8485 and their installation has been verified in line with Ciria C735.

The soils to the garden areas have been excavated to a depth of 1m below finished ground level. A capped layer has been installed in the proposed garden areas. This consists of 0.3m of capillary break of clean sand, gravel or

aggregate and a 0.7m layer of clean subsoil and topsoil. The imported material shall be demonstrably suitable for residential with plant uptake land use. A suitable geotextile membrane (or equivalent) has been installed at the base of the excavation. Parallel layers should be suitably secured or overlapped by at least 0.2m.

Reason: Protection of human health.

Signature(s)

Date:

## ANNEX

<b>Date Valid</b>	12th October 2015
<b>Date First Advertised</b>	27th November 2015
<b>Date Last Advertised</b>	

### **Details of Neighbour Notification (all addresses)**

The Owner/Occupier, 207 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 209 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 211 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 213 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 215 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 217 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 219 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 221 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 223 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 225 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 227 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 229 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 231 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 233 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 235 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 237 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 239 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 241 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 243 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 245 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 247 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 249 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 251 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,  
 The Owner/Occupier, 253 Alliance Avenue, Ballysillan Lower, Belfast, Antrim, BT14 7NU,

<p>The Owner/Occupier, 57 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG,  The Owner/Occupier, 8 Glenbryn Park Belfast  The Owner/Occupier, 9 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG,  The Owner/Occupier, 90 Glenbryn Park Belfast  The Owner/Occupier, 92 Glenbryn Park Belfast</p>	
<b>Date of Last Neighbour Notification</b>	25th November 2015
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<p><b>Planning History</b>  Z/2003/1031/F Construction of 30 No. dwellings and ancillary works (expired 26/9/08).  Z/2007/2724/F Change of house type (expired on 15/01/13).</p>	
<b>Summary of Consultee Responses</b>	
<p><b>Drawing Numbers and Title</b>  01,  02a,  03,  04a</p>	