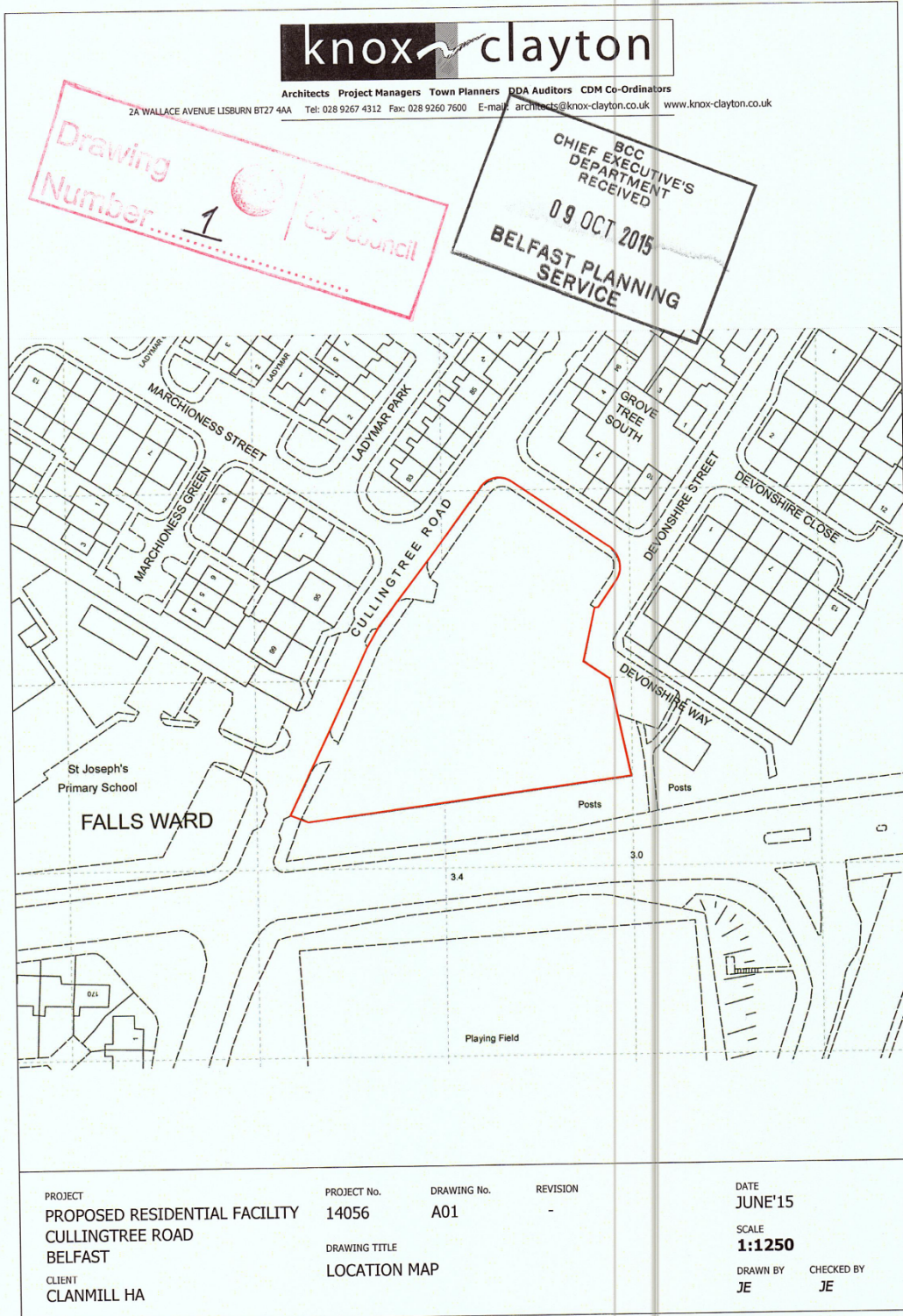


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 March 2016	
<b>Application ID:</b> LA04/2015/1262/F	
<b>Proposal:</b> Demolition of existing nursing home and erection of a 30 unit dementia care facility with access arrangements from Cullingtree Road, car parking, landscaping, and associated site works.	<b>Location:</b> Former Grovetree Nursing Home 106 Cullingtree Road Belfast BT12 4BA
<b>Referral Route:</b> More than 5 Units	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Clanmill Developments Ltd Northern Whig House 3 Waring House Belfast BT1 2DX	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b></p> <p>The application seeks full planning permission for the demolition of existing nursing home and erection of a 30 unit dementia care facility with access arrangements from Cullingtree Road, car parking, landscaping and associated site works</p> <p>Belfast Metropolitan Area Plan 2015 defines the site as white land and adjacent to land zoned for housing (WB 02/71) at Devonshire Street, Devonshire Way, Close and Place, Albert Court and Cullingtree Road.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>● Principle of residential accommodation on the site</li> <li>● Road safety</li> <li>● Design and layout</li> </ul> <p>The proposal was assessed against the Development Plan (BMAP 2015); Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 7: Quality Residential Environments and Planning Policy Statement 12: Housing in Settlements. The proposal complies with these policies.</p> <p>No representations were received.</p> <p>All consultees responded with no objections.</p> <p>An approval with conditions is recommended.</p>	

# Case Officer Report

## Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b> Demolition of existing nursing home and erection of a 30 unit dementia care facility with access arrangements from Cullingtree Road, car parking, landscaping and associated site works
<b>2.0</b>	<b>Description of Site</b> The site is located at 106 Cullingtree Road on the site of the former Grovetree Nursing Home. Belfast Metropolitan Area Plan 2015 defines the site as white land and adjacent to land zoned for housing (WB 02/71) at Devonshire Street, Devonshire Way, Close and Place, Albert Court and Cullingtree Road. The existing is a plot of land with residential development opposite, to the rear and to the side. The vacant former nursing home building is on the site at present which is mainly two storey with a pitched roof. The site is defined by metal post fencing on top of a brick wall on all boundaries. There is extensive vegetation on the site including mature trees, and there is little change in levels. The existing properties in the area are a mixture of semi-detached and terrace two storey dwellings finished in red brick.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b> There is no relevant site history on the site itself.
<b>4.0</b>	<b>Policy Framework</b> 4.1 Belfast Metropolitan Area Plan 2015 No zones  4.2 Strategic Planning Policy Statement (SPPS) 4.2.1 Good design paras 4.23 – 4.30 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking 4.3.1 Policy AMP 1: Creating an Accessible Environment 4.3.2 Policy AMP 2: Access to Public Roads 4.3.3 Policy AMP 6 - Transport Assessment 4.4 Planning Policy Statement (PPS) 7: Quality Residential Environments 4.4.1 Policy QD 1: Quality in New Residential Development 4.5 Planning Policy Statement (PPS) 12: Housing in Settlements 4.5.1 Planning Control Principle 2: Good Design
<b>5.0</b>	<b>Statutory Consultees</b> 5.1 Transport NI – No objection subject to conditions 5.2 Northern Ireland Water Ltd - No objection 5.3 NIEA Waste Management Unit - No objection subject to conditions
<b>6.0</b>	<b>Non Statutory Consultees</b> 6.1 BCC Environmental Health – No objection subject to conditions 6.2 BCC Landscape Officer – No objection
<b>7.0</b>	<b>Representations</b> The application has been neighbour notified and advertised in the local press. No representations have been received.
<b>8.0</b>	<b>Other Material Considerations</b>

	<p>8.1 DCAN 9: Residential and Nursing Homes  8.2 DCAN 15: Vehicular Access Standards  8.3 Creating Places</p>
<p><b>9.0</b></p>	<p><b>Assessment</b></p> <p>9.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is within white land and adjacent to land zoned for housing (WB 02/71) at Devonshire Street, Devonshire Way, Close and Place, Albert Court and Cullingtree Road. An arterial route (AR 03/09, Grosvenor Road) runs to the side of the site but access is not taken from it. The proposal is for demolition of the existing nursing home and erection of a 30 unit dementia care facility with access arrangements from Cullingtree Road, car parking, landscaping and associated site works.</p> <p>9.2 The key issues are  (a) Principle of residential accommodation on the site  (b) Road safety  (c) Design and layout</p> <p>9.3 The proposal makes use of the full site and proposes 30 units over 2 floors with a large courtyard garden in the middle on the ground floor. The building is triangular in shape and has communal areas including an activity room and potting shed as well as office space for staff. There are areas of circulation space throughout. The Concept statement describes how the proposed arrangement and layout of the rooms has been designed in conjunction with the Belfast Health and Social Care Trust (BHSC), to permit a level of independence for residents in a safe and secure living space, which can be effectively managed through surveillance of shared spaces. Car parking is also proposed to the north east of the site. Since the land is unzoned within BMAP 2015 the principle of residential accommodation is acceptable. The current use is the same as the proposed, which falls under use Class C3 of the Schedule within The Planning (Use Classes) Order (Northern Ireland) 2015. Each unit displays its own private garden or balcony.</p> <p>9.4 The proposed access does not prejudice road safety nor inconvenience the flow of traffic. Transport NI has no objections to the proposal subject to conditions. There is one access into the site. The proposal therefore complies with AMP 1 and AMP 2 of PPS 3 and DCAN 15. A Transport Assessment Form was submitted on 22/02/16. 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.</p> <p>9.5 With respect to QD 1 of PPS 7:  (a) The proposed units are over two floors, each with individual garden or balcony with 6 different unit types. The apartments Types A1 and C are at ground floor whereas types A, B, C1, and D are all at upper floor level. Each unit is accessed off an internal corridor with the building operating a single, main point of access to the rear. The building is of a traditional design overall in a triangular shape with pitched roof. There is a modern feature to the south western corner of the structure at apartment type D with a flat roof and circular balcony. The structure varies in height with 9m from finished floor level to ridge height at the highest point which is acceptable for the area. The bulk, scale and massing of the proposed building is in keeping with that of the former nursing home and the surrounding area. The parking spaces provided are located to the north east of the proposed units. Bin storage is to the rear and accessed via a covered walkway. Ground floor units each have a private garden or patio space whereas units at first floor level each have a balcony. The ground floor patio/garden areas range in size from 16.8</p>

sqm (mostly) to 39.6 sqm, whereas the upper floor balconies vary in size from 5.8 sqm (mostly) to 15.1 sqm. There is a large central courtyard area also adjacent to a potting shed and communal activity room. The units have been designed in association with BHSCT to meet the current demands of dementia care in Belfast.

(b) There are no features of archaeological and built heritage importance to be protected. As stated previously there is a high level of vegetation on the site however none of this is afforded protection by tree preservation orders and the site is not within a conservation area. A tree survey report was submitted and forward to the BCC Landscape Office for comments.

(c) A landscaping plan was submitted and forwarded on to the Council's Landscape Officer for comment. He responded stating that of 47 trees only 3 will be retained. This is to allow for the construction of the central garden. Although in normal circumstances amendments would be sought to aid retention of more vegetation it would appear that in order to bring the facility to the area the loss is considered acceptable on balance. The Landscape Officer stated that the proposed planting plan is acceptable and should be conditioned. The planting scheme includes 23 extra heavy standard replacement trees.

(d) The proposed development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) Criteria (e) stipulates that a movement pattern is provided that supports walking and cycling. There is a proposed cycle store to the rear of the proposed site. There are a number of sensory pathways on the site also. There are a number of Metro bus stops, Great Victoria Street Railway Station and taxi ranks within walking distance of the site for staff/visitors.

(f) Parking Standards suggests 1 non operational space per 3 nursing/ancillary staff/ (0.25 – 0.5 spaces per bed) and a minimum of 1 lorry/ambulance space, as well as 1 cycle parking stand per 10 staff. Therefore a total of 15 parking spaces, 1 lorry/ambulance space and 3 cycle spaces are required for this proposal. The proposed parking is therefore acceptable.

(g) The design of the development must draw upon the best local traditions of form, materials and detailing. The proposed external materials to external walls are a mix of red facing brick, with features of copper metal cladding to the south western tip of the building. Natural slate in dark grey is proposed for the roof. These are acceptable for the area. The proposed treatment for the boundaries are a full height solid wall at 1.8m high and half solid wall at 0.75m high (with railings on top of 0.95m) at intervals. These are red brickwork and steel railings which are acceptable for the area and integrate with the overall design.

(h) The residential units of the proposal are located at the Cullingtree Road and Grosvenor Road sides of the site with parking located to the north of the site. There is approximately 16 metres separation from the closest unit to the back of the dwelling and adjacent dwelling under construction to the eastern point of the site on Devonshire Way. Given the context of location and density in the area, it is considered that the separation distance is acceptable. Creating Places advises in low-density developments, good practice indicates that a separation distance of around 20m or greater between the opposing rear first floor windows of new houses is generally acceptable. In this case the separation is less than that and therefore may be appropriate condition opaque glazing on part of apartment C1 to limit any overlooking. Given the urban context a degree of overlooking from an upper floor window is somewhat unavoidable however. There are no issues of overshadowing, loss of light or noise.

	<p>(i) there appear to be no particular issues for concern for crime or personal safety. The site is enclosed by fencing and walls and has been designed to provide residents with a safe living environment.</p> <p>9.6 The pattern of development is in keeping with the overall character of the existing area. Although the Addendum to PPS7 does not apply for this proposal since the site is along a designated arterial route (although not accessed from it) all units are built to a size which complies with the space standards listed within Annex A for units of this type.</p> <p>9.7 The proposal is considered to comply with Planning Control Principle 2 of PPS 12 in that it demonstrates a high quality of design, layout and landscaping as previously considered in the report through assessment of QD 1 of PPS 7 and Creating Places.</p> <p>9.8 BCC Environmental Health having reviewed a Preliminary Risk Assessment (PRA), Generic Qualitative Risk Assessment (GQRA) and Air Quality Impact Assessment (AQA) has no objections to the proposal subject to conditions.</p> <p>9.9 The proposal is considered to be in compliance with the development plan.</p> <p>9.10 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
<p><b>10.0</b></p>	<p><b>Summary of Recommendation:</b> Approval with conditions</p>
<p><b>11.0</b></p>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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, Condition 3 will apply.  Reason: Protection of environmental receptors to ensure the site is suitable for use.</li> <li>3. If during the development works, new contamination or risks to the water environment 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: Protection of environmental receptors to ensure the site is suitable for use.</li> <li>4. Should unacceptable to the water environment be identified under Conditions 2 and 3, no development or piling work should commence on this site until a piling</li> </ol>

risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on “Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention” available at <http://publications.environmentagency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. After completing all remediation works under Condition 3 and 4; 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: Protection of environmental receptors to ensure the site is suitable for use.

6. 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 the RSK Environment Limited (RSK) report titled “Remediation Strategy, Grovetree House, Cullingtree Road, Belfast dated March 2015 report no 601096-R2(00) Job No: ENV-1570 have been implemented.

Reason: Protection of human health

7. 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:
  - a. 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 proprietary gas membrane installed shall be gas and vapour resistant.
  - b. A capped layer has been installed in the proposed garden areas. This consists of a minimum of 800mm of appropriate material including a 200mm capillary break layer overlain by 600mm of suitable soil. The imported material shall be demonstrably suitable for residential with plant uptake land use.
  - c. A capped layer in all landscaped areas will comprise a minimum of 600mm of suitable soil.

Reason: Protection of human health.

8. In the event that contamination not previously considered 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

9. The development hereby permitted shall not become operational until the vehicular access has been constructed in accordance with approved Drawing No.02A bearing the date stamp 1st March 2016.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

10. The vehicular access hereby permitted shall be formed by lowered kerbs at the carriageway edge and associated re-grading of the footway to the satisfaction of Transport NI.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

11. . The development hereby permitted shall not become operational until the redundant vehicular accesses from the site to the public road have been permanently closed and the footway reinstated to the satisfaction of Transport NI.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

12. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with approved Drawing No.02A bearing the date stamp 1st March 2016 to provide for parking, servicing and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.

13. The existing planting, as indicated on Drawing No 08 date stamped 1st February 2016, shall be permanently retained and the proposed planting, as indicated on the same stamped drawing, shall be undertaken during the first available planting season after the occupation of the dwelling hereby approved.

Reason: In the interest of visual amenity

14. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted at such time as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

15. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall



	<p>be planted at the same place, unless the Council gives its written consent to any variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
	<p><b>Notification to Department (if relevant) N/A</b></p>
	<p><b>Notification from Elected Members:</b>                      None</p>

<b>ANNEX</b>	
<b>Date Valid</b>	9th October 2015
<b>Date First Advertised</b>	13th November 2015
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 1 Devonshire Street, Town Parks, Belfast, Antrim, BT12 4JA, The Owner/Occupier, 10 Grove Tree South, Town Parks, Belfast, Antrim, BT12 4SW, The Owner/Occupier, 106 Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4BA, The Owner/Occupier, 18 Devonshire Way, Town Parks, Belfast, Antrim, BT12 4JL, The Owner/Occupier, 2 Devonshire Street, Town Parks, Belfast, Antrim, BT12 4JA, The Owner/Occupier, 20 Devonshire Way, Town Parks, Belfast, Antrim, BT12 4JL, The Owner/Occupier, 22 Devonshire Way, Town Parks, Belfast, Antrim, BT12 4JL, The Owner/Occupier, 3 Devonshire Street, Town Parks, Belfast, Antrim, BT12 4JA, The Owner/Occupier, 6 Grove Tree South, Town Parks, Belfast, Antrim, BT12 4SW, The Owner/Occupier, 7 Grove Tree South, Town Parks, Belfast, Antrim, BT12 4SW, The Owner/Occupier, 8 Grove Tree South, Town Parks, Belfast, Antrim, BT12 4SW, The Owner/Occupier, 89 Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4JU, The Owner/Occupier, 9 Grove Tree South, Town Parks, Belfast, Antrim, BT12 4SW, The Owner/Occupier, 91 Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4JU, The Owner/Occupier, 93 Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4JU, The Owner/Occupier, 95 Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4JU, The Owner/Occupier, 97 Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4JU, The Owner/Occupier, 99 Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4JU, The Owner/Occupier, St Joseph's Primary School, Cullingtree Road, Town Parks, Belfast, Antrim, BT12 4JT,</p>	

<b>Date of Last Neighbour Notification</b>	23rd February 2016
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: LA04/2015/1262/F          Proposal: Demolition of existing nursing home and erection of a 30 unit dementia care facility with access arrangements from Cullingtree Road, car parking, landscaping and associated site works.          Address: Former Grovetree Nursing Home, 106 Cullingtree Road, Belfast, BT12 4BA,          Decision: Current application          Decision Date:</p>	
<p>Ref ID: Z/1977/1204          Proposal: ERECTION OF OLD PEOPLE'S HOME, STAFF BLOCK AND ANCILLARY BUILDINGS          Address: GROSVENOR ROAD/CULLINGTREE ROAD, BELFAST 12          Decision: Approved          Decision Date: 22.12.1977</p>	
<p>Ref ID: Z/2014/0946/PREAPP          Proposal: Demolition of existing buildings and erection of a two storey thirty bedroom dementia care facility including staff room and communal hub with central courtyard, associated landscaping car parking and ancillary development          Address: 106 Cullingtree Road, Belfast (former Grove Tree Nursing Home) BT12 4BA,</p>	