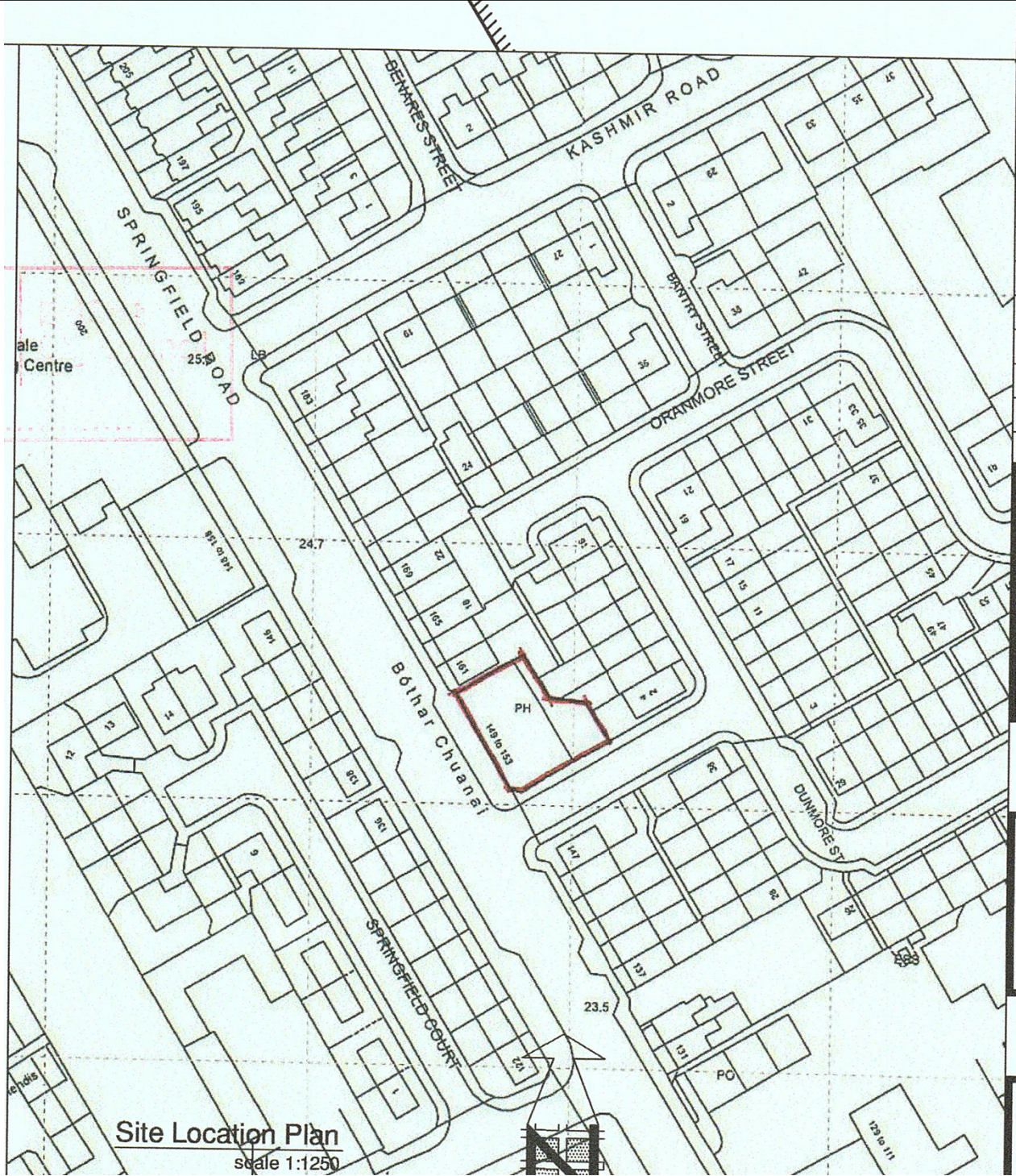


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 April 2016	
Application ID: LA04/2015/1046/F	
Proposal: Demolition of existing public house and erection of 12 No. apartments (2 and a half/ 3 storey) with service area and courtyard to rear.	Location: 149-153 Springfield Road Belfast BT12 7DA
Referral Route: Proposal is more than 4 dwellings	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Helm Housing Ltd Helm House 38-52 Lisburn Road Belfast BT9 6AA	Agent Name and Address: The Boyd partnership 4 Rivers Edge 13 Ravenhill Road Belfast BT6 8DN
<p>Executive Summary: The application seeks full planning permission for the construction of 12 apartments in one block. The proposed block is two and a half/three storey.</p> <p>The Development Plan identified the site as being within the Development Limits of Belfast as per Belfast Metropolitan Area Plan 2015. BMAP 2015 defines the site as white land and adjacent to land zoned for housing (WB 02/35) at Kashmir Road, Bantry Street, Oranmore Street, Springfield Road, Dunmore Street and Clonard Gardens. It is also sited on an arterial route AR 03/09.</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 ● Road safety ● Visual amenity ● Risk of flooding <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; Planning Policy Statement 12: Housing in Settlements; and Planning Policy Statement 15: Planning and Flood Risk. 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



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

1.0 Description of Proposed Development

	Demolition of existing public house and erection of 12 No. apartments (2 and a half/ 3 storey) with service area and courtyard to rear.
2.0	<p>Description of Site</p> <p>The site is located at 149-153 Springfield Road, Belfast. Belfast Metropolitan Area Plan 2015 defines the site as white land and adjacent to land zoned for housing (WB 02/35) at Kashmir Road, Bantry Street, Oranmore Street, Springfield Road, Dunmore Street and Clonard Gardens. It is also sited on an arterial route AR 03/09. The existing premises are a 2 storey vacant pub with off licence and enclosed space to the rear. There is residential development opposite, to the rear and to the side. The pub displays wood cladding on the upper floor and painted render to the ground floor as well as shutters. The site fronts onto the Springfield Road itself however the entrance to the off licence is to the side on Oranmore Street and therefore the site is undefined to the SE (partially) and SW. The space to the rear of the site is enclosed by a brick wall which is approx 2m high as well as plywood on top. There is no vegetation on the site. The existing properties in the area are mainly terrace two storey and two and a half storey dwellings finished in red brick.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Application Z/2014/1417/F on the same site as current proposal for “Demolition of existing pub and erection of 13 apartments” was withdrawn on 04/03/16. This is the only relevant site history.</p>
4.0	<p>Policy Framework</p> <p>4.1 Belfast Metropolitan Area Plan 2015</p> <p>4.1.1 AR 03/09 Springfield Road</p> <p>4.2 Strategic Planning Policy Statement (SPPS)</p> <p>4.2.1 Good design paras 4.23 – 4.30</p> <p>4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking</p> <p>4.3.1 Policy AMP 1: Creating an Accessible Environment</p> <p>4.4 Planning Policy Statement (PPS) 7: Quality Residential Environments</p> <p>4.4.1 Policy QD 1: Quality in New Residential Development</p> <p>4.5 Planning Policy Statement (PPS) 12: Housing in Settlements</p> <p>4.5.1 Planning Control Principle 2: Good Design</p> <p>4.6 Planning Policy Statement (PPS) 15: Planning and Flood Risk</p> <p>4.6.1 Policy FLD 3: Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains</p>
5.0	<p>Statutory Consultees</p> <p>5.1 Transport NI – No objection subject to conditions</p> <p>5.2 Northern Ireland Water Ltd - No objection</p> <p>5.3 NIEA Waste Management Unit - No objection subject to conditions</p> <p>5.4 DARD Rivers Agency – No objection</p>
6.0	<p>Non Statutory Consultees</p> <p>6.1 BCC Environmental Health – No objection subject to conditions</p>
7.0	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press. No representations have been received.</p>
8.0	Other Material Considerations

	<p>8.1 DCAN 8: Housing in Existing Urban Areas 8.2 DCAN 15: Vehicular Access Standards 8.3 Creating Places</p>
9.0	Assessment
	<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 02/35) at Kashmir Road, Bantry Street, Oranmore Street, Springfield Road, Dunmore Street and Clonard Gardens. An arterial route (AR 03/09, Springfield Road) runs to the front of the site. The proposal is for demolition of the existing pub and off licence and erection of 12 No. apartments (2 and a half/ 3 storey) with service area and courtyard to rear.</p> <p>9.2 The key issues are (a) Principle of residential accommodation on the site (b) Road safety (c) Design and layout (d) Risk of flooding</p> <p>9.3 The proposal makes use of the full site and proposes 12 units over 3 floors with a courtyard area to the rear. The building is rectangular in shape with a rear return. Since the land is unzoned within BMAP 2015 the principle of residential accommodation is acceptable. The current use is sui generis and the proposed falls under use Class C1 of the Schedule within The Planning (Use Classes) Order (Northern Ireland) 2015.</p> <p>9.4 AMP 1 of PPS3: DRD Transport NI is the authoritative body on road safety and transport issues. There is no off street parking proposed as part of the development however 2 on street parking spaces are to be provided to the front of the development within a lay by arrangement. Since there is no off street spaces proposed Transport NI requested a parking survey to demonstrate that there is available capacity to serve the development on street within the vicinity of the site within their consultation response dated 25/01/16. They also requested sheltered cycle stands to be provided. Transport NI stated no objections to the proposal subject to conditions on 24/03/16 following the submission of a parking audit and PSD drawings.</p> <p>9.5 QD 1 of PPS 7: PPS7 sets out the policies for achieving quality in new residential development. QD1 of the statement requires development to conform to all of the criteria stated (a-i). (a) The site is relatively flat and therefore there will be minimal works required to accommodate a development on this site. The proposed units are over three floors, four on each floor. The apartments are all 2 person 1 bedroom and range in size from 50.7 sqm to 54.1 sqm. Each unit is accessed off an internal corridor with the building operating a single, main point of access to the side of the building. The rear is accessed from the same internal corridor to the through a single access to the rear. The building is of a traditional design overall with pitched roof but hipped to the side facing Oranmore Street and a flat roofed element to the corner. The structure varies in height with 11m 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 surrounding area. Bin storage is to the rear.</p> <p>(b) There are no features of archaeological and built heritage importance to be protected.</p> <p>(c) There is proposed planting along the boundary to the rear as well as some soft landscaping which will help to soften the visual impact. Creating Places advises 'In the</p>

case of apartment or flat developments, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. The shared communal space falls short of this recommendation however this cannot be described as uncharacteristic of the area and on balance is acceptable. This area is comprised mainly of terraced housing with small back garden areas.

(d) The site is located close to the city centre with shops and services nearby. The scale of the development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) There are no vehicular accesses to the development as stated previously however the parking audit submitted showed adequate on street parking in the surrounding area. There is a covered cycle stand proposed to the rear also. The private shared surface is to be finished in asphalt. The site is located on an arterial route and is on a number of Metro bus routes in and out of the city centre.

(f) Adequate parking provision has been indicated on street through the parking audit and Transport NI has responded to consultation with no objection subject to conditions.

(g) The proposed building is of a traditional design. As stated previously there is a flat roofed element on the corner where Oranmore Street exits onto Springfield Road. The proposed external materials are dark grey interlocking concrete roof tiles and red clay facing brickwork with light coloured render. The design and materials are acceptable for the area.

(h) There are no issues of overlooking or overshadowing onto private amenity space. Since the site is in the vicinity of sites previously used for industrial purposes there is the potential for contaminated land which may pose a risk to human health. These land use types are known to include a site formerly used for mechanical engineering located approximately 125 metres from the site. Furthermore records indicate approximately 150 metres from the site former car dismantlers, and approximately 190 metres from the site former weavers and spinning mill. A PRA, GQRA, DQRA and Risk Assessment and Remediation Strategy all submitted in December 2015 alleviated BCC Environmental Health's concerns and they suggested conditions relating to the submission of a verification report prior to occupation of the development. DoE NIEA suggested conditions also following review of the reports and stated no objections to the proposal.

(i) There appear to be no particular issues for concern for crime or personal safety. There are proposed metal fences to the Springfield Road and Oranmore Street elevations to create defensible space.

9.6 FLD 3 of PPS15:

Since the proposal is for development of more than 10 units FLD 3 of PPS 15 applies. A Drainage Assessment was submitted and sent to DARD Rivers Agency for comment. They responded on 22/03/16 with no objections.

9.7 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. All units are of a size which complies with the space standards listed within Annex A for units of this type however.

9.8 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>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>
10.0	<p>Summary of Recommendation: Approval with conditions</p>
11.0	<p>Conditions</p> <p>1. As required by Article 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.</p> <p>Reason: Time Limit.</p> <p>2. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No.17068-C010 Rev.P1 bearing the Transport NI Determination date stamp 24th March 2016.</p> <p>Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> <p>3. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No part of the development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined in blue on Drawing No.17068-C010 Rev.P1 bearing the TransportNI Determination date stamp 24th March 2016. The Department hereby attaches to the determination a requirement under Article 3(4)A of the above Order that such works shall be carried out in accordance with an agreement under Article 3(4)C.</p> <p>Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.</p> <p>4. The development hereby permitted shall not be occupied until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of TransportNI.</p> <p>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.</p> <p>5. The development hereby permitted shall not be occupied until covered cycle parking facilities have been provided in accordance with Drawing No.17068-C010 Rev.P1 bearing the date stamp 14th March 2016.</p> <p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p> <p>6. The applicant shall prior to occupation of the development provide for approval by Belfast City Council a verification report. The report shall demonstrate that the development has incorporated the design details and measures outlined in the Contamination Risk Assessment and Remediation Strategy, 149 Springfield Road, Belfast for Taylor & Boyd. Pentland Macdonald Ltd Report No. PIV115-1151, May 2015. They shall be implemented to the satisfaction of the</p>

Council.

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 without home-grown produce). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

- a. Gas protection measures in line with CIRIA's C665 Characteristic Situation 2 and BS8485:2015 have been incorporated into the proposed new building on the site.
- b. Concrete floor slabs are constructed following the construction guidance.
- c. A proprietary gas resistant membrane installed as set in the guidance.
- d. A passively ventilated under floor void should be constructed.

Reason: Protection of human health.

8. If during the development works, new contamination and risks are encountered which have not previously been identified, works should cease and the Council be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and current best practice. A written report detailing the nature of this contamination and its management must be submitted to the Council for approval. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of human health.

9. If during the development works, new contamination or risks 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.

10. 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 9 will apply.

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

11. Prior to development all site investigation and geotechnical boreholes must be fully decommissioned and in line with SEPA guidance document Good practice for decommissioning redundant boreholes and wells (UK Groundwater Forum).

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

12. No development or piling work should commence on this site until a piling 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.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

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

13. The proposed planting, as indicated on approved drawing No 01B, bearing the date stamp 11/02/16, 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 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 Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

ANNEX	
Date Valid	7th September 2015
Date First Advertised	9th October 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 134 Springfield Road Edenderry Belfast The Owner/Occupier, 136 Springfield Road Edenderry Belfast The Owner/Occupier, 138 Springfield Road, Belfast The Owner/Occupier, 147 Springfield Road Edenderry Belfast The Owner/Occupier, 161 Springfield Road Edenderry Belfast The Owner/Occupier, 2 Bantry Street Edenderry Belfast The Owner/Occupier, 2 Oranmore Street, Belfast The Owner/Occupier, 4 Oranmore Street, Belfast	
Date of Last Neighbour Notification	5th April 2016
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: Z/2014/0935/PREAPP Proposal: Social housing scheme to provide 13No. general needs 2 person 1 bedroom apartments. Address: 149 Springfield Road, Belfast, Decision: Decision Date: Ref ID: Z/2014/1417/F Proposal: Demolition of existing public house and erection of 13 apartments Address: 149-153 Springfield Road, Belfast, BT12 7DA, Decision: Decision Date:	

Ref ID: LA04/2015/1046/F

Proposal: Demolition of existing public house and erection of 12 No. apartments (2 and a half/ 3 storey) with service area and courtyard to rear.

Address: 149-153 Springfield Road, Belfast, BT12 7DA,

Decision:

Decision Date:

Ref ID: Z/2002/0032/F

Proposal: Construction of new urban housing in a redevelopment area. Mixture of public (26 no. of dwellings) and private housing (88 no. of dwellings).

Address: Lands bounded by Springfield Road, Clonard Gardens, Kashmir Road and Dunmore Street.

Decision:

Decision Date: 05.11.2002

Ref ID: Z/2000/1165/F

Proposal: Construction of new Urban Housing in redevelopment area. Mixture of public +private housing.

Address: Lands bounded by Springfield Rd, Clonard Gdns, Kashmir Rd, Dunmore St.

Decision:

Decision Date: 05.09.2001

Ref ID: Z/1985/0010

Proposal: EXTENSION TO DWELLING

Address: NO 157 SPRINGFIELD ROAD

Decision:

Decision Date:

Ref ID: Z/1990/2363

Proposal: Conversion from dwelling house to two self contained flats

Address: 153 SPRINGFIELD ROAD, BELFAST BT13

Decision:

Decision Date:

Ref ID: Z/1974/1025

Proposal: PROPOSED LICENCED PREMISES

Address: 149 SPRINFIELD ROAD

Decision:

Decision Date:

Ref ID: Z/2006/0327/F

Proposal: Change of use from public house and 2-storey extension to provide public house with corner retail unit.

Address: 149-159 Springfield Road, Belfast, BT12 7DA

Decision:

Decision Date: 24.01.2007

Ref ID: Z/1993/2367

Proposal: Change of use from dwelling to public house as an extension to existing public house at 149-151 Springfield Road

Address: 149-153 SPRINGFIELD ROAD, BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2000/2675/F

Proposal: Proposed snug bar within existing public bar and proposed change of use from derelict dwelling to bar storage and of sales area.

Address: 155 Springfield Road, Belfast, BT12.

Decision:

Decision Date: 16.02.2001

Ref ID: Z/1980/0893

Proposal: CONVERSION OF DERELICT HOUSE TO STORE & TOILET EXTENSION TO PUB

Address: 153 SPRINGFIELD ROAD

Decision:

Decision Date:

Notification to Department (if relevant) N/A

Notification from Elected Members: N/A