

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 April 2016	
Application ID: Z/2014/1759/F	
Proposal: Demolition and clearance of existing site for the construction of a replacement Policing Museum (Circa 1200sqm) with associated coach set down and pedestrian access	Location: PSNI Headquarters, Brooklyn, 65 Knock Road, Belfast
Referral Route: Major Application – development in excess of 1000sqm	
Recommendation:	Approval
Applicant Name and Address: RUC George Cross Foundation	Agent Name and Address: Central Procurement Directorate (CPD) Clare House, 303 Airport Road West Belfast
Executive Summary: The application seeks full planning permission for the demolition and clearance of existing site for the construction of a replacement Policing Museum with associated coach set down and pedestrian access. The main issues to be considered in this case are: <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the character of the area; • Impact on neighbouring residential amenity; and • Traffic and parking The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is identified as whiteland. The principle of development is acceptable given the proposal is contained within a site currently in use as a police headquarters complex. This proposal involves the re-development of an area of the site currently in use as a museum. Consultees offered no objections in principle with the scheme, and standard conditions and informatics are to be applied. No objections have been received following neighbour notifications and press advertisements. Having regard to the development plan, relevant planning policies and in particular the Strategic Planning Policy Statement (SPPS) and the car parking access element against Planning Policy Statement 3 (PPS 3), and other material considerations, it is recommended that the development	

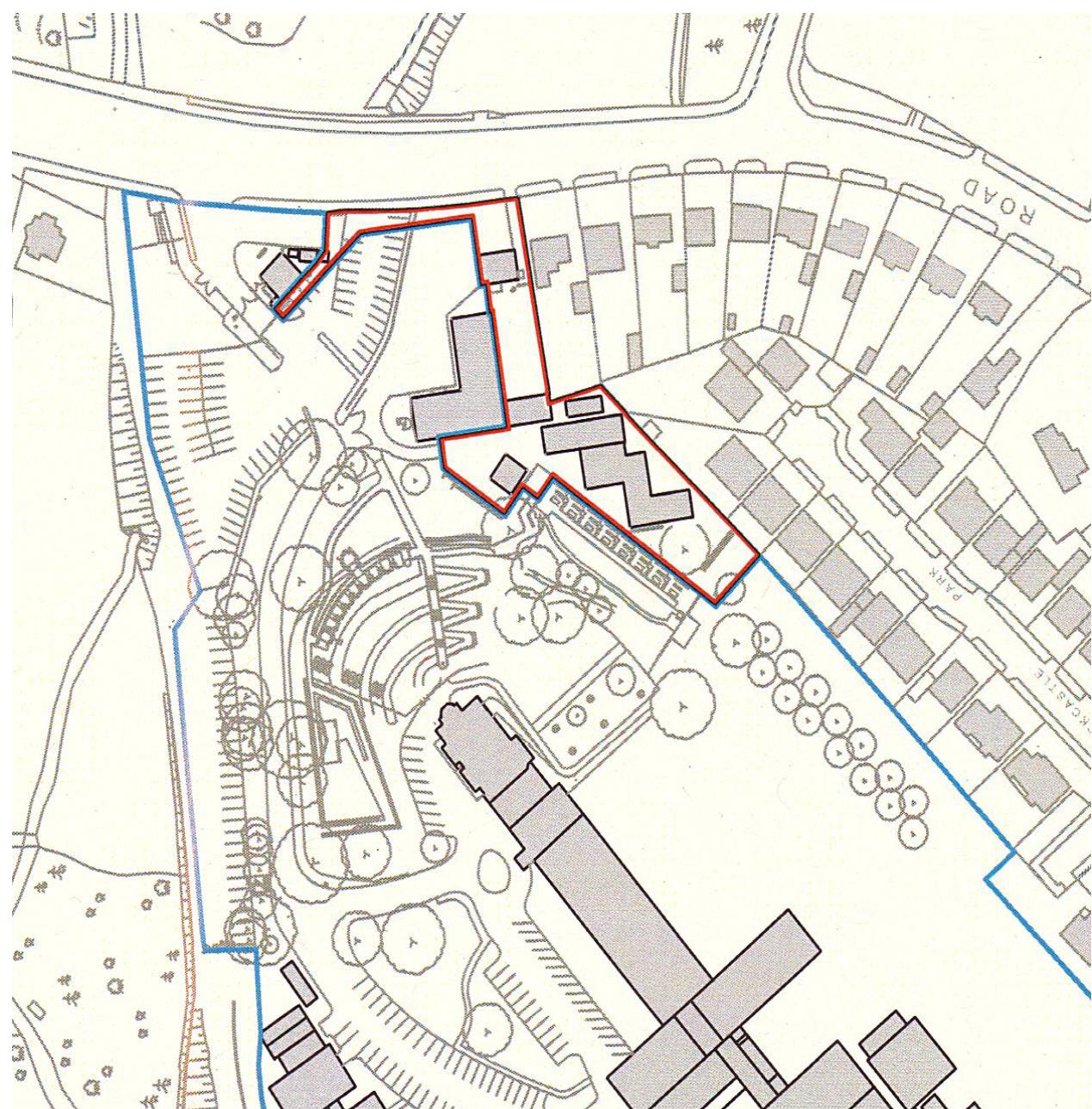
will not result in demonstrable harm to the character of the area and residential amenity.

Recommendation

Approval with conditions as set out in the case officers report.

Case Officer Report

Site Location Plan



Neighbour Notification Checked

Yes

Characteristics of the Site and Area	
1.0	Description of Proposed Development Demolition and clearance of existing site for the construction of a replacement Policing Museum Circa 1200sqm with associated coach set down and pedestrian access
2.0	Description of Site The site is within the Police HQ complex. It is an area of land to the rear of the existing garden of remembrance and contains an existing station building with neighbouring residential properties at Knock Road and Knockcastle Park beyond to the north and east. The site currently contains single storey high modular type buildings. The topography of the site is relatively flat and even, and is enclosed by wire fencing, timber panels and mature vegetation to the residential neighbours.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History There are numerous history applications on the site but none with particular relevance to this application.
4.0	Policy Framework Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking
5.0	Statutory Consultees NIEA- Waste Management Unit- No Objections Transport NI- No Objections
6.0	Non- Statutory Consultees Belfast City Council- EPU- No Objections
7.0	Representations No representations received.
8.0	Other Material Considerations N/A
9.0	Assessment
9.1	<u>Principle of Development</u> SPPS Paragraph 3.8 advises that planning permission should be granted for

	development that having regard for the area plan and other material considerations unless the development will cause demonstrable harm to interests of acknowledged importance.
9.2	The proposal is for development within the existing development limits as designated within the area plan BMAP 2015 with no other land zoning attached to the site. The development therefore, adheres to the area plan and satisfies the first part of paragraph 3.8.
9.3	In regards to demonstrable harm to areas of acknowledged importance the proposal will have no negative impact on the existing buildings or use on site. <u>Neighbouring Amenity</u> The potential for impacts on the neighbouring residential amenity is also limited; the proposed museum is located north of the neighbouring residential dwellings therefore there will be no loss of natural light or over shadowing. The height of the museum, three storeys high to the front of the building falling to a single storey to the rear, is not significantly higher than the surrounding properties. Between the proposed museum and the neighbouring residential properties boundary treatment consists of a 3.0m high wire fence, timber fencing panels and mature vegetation. This combination of boundary treatments contributes to reducing the massing impact of the museum on these properties. The distance between the museum and dwellings also reduces any potential for impact in terms of dominance with the nearest residential dwelling to the museum approximately 11m away. This dwelling backs onto the lower section of the museum ensuring there will be little dominance on this property. The properties closest to the higher section of the museum have a separation distance of between 26m and 28m with intervening boundary treatment of mature vegetation and fencing. Taking the distance between these properties along with the boundary vegetation the potential dominance affect is reduced to an acceptable level. The elevation of the museum facing onto the neighbouring dwellings have limited openings at the higher floor levels, one window which allows light onto a landing area is annotated as being obscured, a condition can be imposed to ensure that this window is maintained with obscured glazing. Three other windows are to project at an angle which ensures no direct views into neighbouring properties. These windows serve a room annotated as a collection store and therefore will not be permanently occupied. However, a condition requiring obscure glazing will remove any potential overlooking impacts.
9.4	<u>Design</u> Paragraph 4.23 to 4.30 of the SPPS requires development to be of good design. The museum is designed with two distinct elements. The main entrance to the building is a mock Georgian architectural styled element finished in light stone
9.5	

	cladding blocks, flat roofed and a significant void to solid ratio. The remainder of the museum is of a modern design finished in grey stone cladding with mono pitch roofing finished in dark grey metal. I am content that the juxtaposition of both architectural styles combines to deliver a building that is both functional and aesthetics agreeable which will not detract from the surrounding character of the area due to limited views from the public realm.
9.7	<u>Traffic and Parking</u> The proposal has been assessed against PPS 3: Access, Movement and parking. TransportNI having assessed a parking survey, transport assessment form and service management plan for the development offered no objection subject to the inclusion of a planning condition.
9.8	<u>Other matters</u> NIEA Waste Management and Belfast City Council's Environmental Protection Unit have not offered any objections to the proposal subject to the inclusion of planning conditions.
10.0	Summary of Recommendation: Approval with Conditions
10.1	Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.
11.0	Conditions
.1	<ul style="list-style-type: none"> 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.
.2	<p>Reason: Time Limit.</p> <ul style="list-style-type: none"> 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.
.3	<p>Reason: Protection of human health and environmental receptors to ensure the site is suitable for use.</p> <ul style="list-style-type: none"> After completing any remediation works under Condition 2; and prior to occupation of the development, a verification report needs to be submitted in writing and

	<p>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.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
.4	<ul style="list-style-type: none"> The Development hereby approved shall operate in accordance with Service Management Plan bearing Planning Service date stamp 08 March 2016. <p>Reason: To ensure that satisfactory provision has been made for Servicing of the development in the interests of road safety and convenience of road users.</p>
.5	<ul style="list-style-type: none"> Obscure glazing shall be fitted, prior to the occupation of the museum, to the windows of the east elevation, annotated as elevation A on approved plan 11 date stamped 9th December 2014. <p>Reason: To protect the private amenity of properties at 67 – 75 Knock Road and 28 – 30 Knockcastle Park.</p>
12.0	Notification to Department (if relevant) N/A
13.0	Representations from Elected Members - N/A

ANNEX

Date Valid	9th December 2014
Date First Advertised	16th January 2015
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
12 Knockcastle Park Knock Belfast
The Owner/Occupier,
14 Knockcastle Park Knock Belfast
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16 Knockcastle Park Knock Belfast
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81 Knock Road Knock Belfast
The Owner/Occupier,
83 Knock Road Knock Belfast
The Owner/Occupier,
85 Knock Road Knock Belfast

Date of Last Neighbour Notification	3rd February 2015
Date of EIA Determination	26th January 2015
ES Requested	No

Planning History

Ref ID: Z/2014/1759/F

Proposal: Demolition and clearance of existing site for the construction of a replacement Policing Museum, circa 1200sqm with associated coach set down, pedestrian access and service and welfare areas

Address: PSNI Headquarters, Brooklyn, 65 Knock Road, BT5 6LE,

Decision:

Decision Date:

Ref ID: Z/2013/1288/F

Proposal: Re-grade levels at footpath to provide level access to office. Install new security wall, gates, barriers and guard hut. Install new disabled ramp at rear of office.

Address: 65 Knock Road, Belfast, BT5 6LE,

Decision: PG

Decision Date: 17.02.2014

Ref ID: Z/2012/0211/O

Proposal: A PSNI garden within the boundaries of PSNI HQ including a single storey structure within a timber boundary to extend no more than 5m in height

Address: Brooklyn PSNI Headquarters, 65 Knock Road. Belfast, BT5 6LA,

Decision: PG

Decision Date: 06.07.2012

Ref ID: Z/2010/1465/F

Proposal: Demolition of existing and construction of new single storey extension to the rear of the exiting three storey building to provide changing room accommodation.

Address: PSNI Brooklyn, Knock Road, Ballycloghan, Belfast, BT5 6LA,

Decision: PG

Decision Date: 07.03.2012

Ref ID: Z/2010/1016/F

Proposal: Installation of new security system, including new poles to internal CCTV cameras and equipment boxes.

Address: PSNI Brooklyn, Knock Road, Ballycloghan, Belfast, BT5 6LA,

Decision:

Decision Date: 02.02.2011

Drawing Numbers and Title

Drawing No. 01

Type: Location Plan

Status: Submitted

Drawing No. 02

Type: Existing site layout

Status: Submitted

Drawing No. 03

Type: Existing site layout

Status: Submitted

Drawing No. 04

Type: Existing station elevations

Status: Submitted

Drawing No. 05

Type: Existing site elevations A & B

Status: Submitted

Drawing No. 06

Type: Existing site cross-sections sheet 1 of 2

Status: Submitted

Drawing No. 07

Type: Existing site cross-sections sheet 2 of 2

Status: Submitted

Drawing No. 08

Type: Proposed site layout

Status: Submitted

Drawing No. 09

Type: Proposed ground and first floor plans

Status: Submitted

Drawing No. 10

Type: Proposed second floor plan and roof plan

Status: Submitted

Drawing No. 11

Type: Proposed museum elevations sheet 1 of 2

Status: Submitted

Drawing No. 12

Type: Proposed museum elevations sheet 2 of 2

Status: Submitted

Drawing No. 13

Type: Proposed museum sections

Status: Submitted

Drawing No. 14

Type: Proposed museum sections sheet 2 of 2

Status

Drawing No. 15

Type: Proposed boundary wall elevation treatment

Status

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department:

Representations from Elected members: None