



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

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 June 2016	
Application ID: LA04/2015/0739/F	
Proposal: Application for removal of Condition No. 5 of Z/2014/1279/F relating to the signalised junction.	Location: Lands of the former Dargan Road land fill site to the north of Dargan Road Belfast
Referral Route: Belfast City Council Application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Adelaide Exchange 22-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address: Aecom Beechill House 40 Beechill Road Belfast BT8 7RP
Executive Summary: Full planning permission is sought for the removal of Condition No. 5 of Z/2014/1279/F relating to the signalised junction. The Development plan zones the site for mixed use. It is identified in the plan as zoning BH05-Mixed Use Site North foreshore. The main issue to be considered in this case is: 1. The principle of the removal of condition 5 at this location. Condition 5 states that <i>“The development hereby approved shall not be commenced until details of the signalised junction have been submitted to and approved by Belfast City Council. These details must be in accordance with the Design Manual for Roads and Bridges.”</i> Transport NI (TNI) offered no objections to the removal of condition 5 of planning approval Z/2014/1279/F on the basis that this planning permission relates only to site capping and a construction of a new road (no trip generation other than those involved in capping and construction) and therefore the trigger in terms of daily vehicular movements for the signalised junction will not be reached.	

No representations were received.

Recommendation

It is recommended that the removal of condition 5 of planning permission Z/2014/1279/F is approved

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

Application for the removal of Condition No. 5 of Z/2014/1279/F relating to the signalised junction.

2.0 Description of Site

The site is located off Dargan Road and contains a capped landfill site run by Belfast City Council. It consists of undulating ground with a new recently constructed road network for service vehicles. To the north and east of the site is Belfast Lough.

Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>On-site</p> <p>Z/2014/1279/F Provision of new upgrade of existing roads infrastructure and associated site capping together with associated landscaping and site works at lands of the former Dargan Road land fill site to the north of Dargan Road, Belfast</p> <p>Approved 24.04.2015</p> <p>LA04/2015/1605/F Film studios complex comprising production, studio and workshop buildings, associated service yards, car parking, access to service roads under construction (Z/2014/1279/F), landscaping and ancillary works including 3No stand alone transformer compounds, security hut and proposed headwall at land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park</p> <p>Approved 23.02.2015</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Relevant Policy including: Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3: Access Movement and Parking
5.0	Statutory Consultee Responses
	Transport NI- No objections
6.0	Non Statutory Consultee Responses
	N/A
7.0	Representations
	The application has been neighbour notified and advertised in the local press. No letters of objection have been received.
8.0	Other Material Considerations
8.1	N/A
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> The principle of the removal of condition 5 of planning permission.
9.2	<p>Condition 5 of Z/2014/1279/F states that <i>'the development hereby approved shall not be commenced until details of the signalised junction have been submitted to and approved by the Department.</i> The applicant is seeking variation of this condition to <i>the development of the proposed signalised junction onto Dargan Road shall not be commenced until details of the junction have been submitted to and approved by Belfast City Council</i>'.</p>
9.3	<p>Transport NI under the consideration of previous planning approval Z/2014/1279/F for the provision of new upgrade of existing roads infrastructure and associated site capping together with associated landscaping and site works had some concern with the junction</p>

9.4	<p>layout. The main concern arises from the inability to fully define traffic flows to and from the site without further knowledge of the future developments / tenants. As Z/2014/1279/F related to site capping and the construction of a new road it was accepted that there would be minimal traffic movement and it was premature to impose a condition relating to the signalised junction if the trigger in terms of traffic trips would not be reached.</p> <p>It is considered that any future planning applications for sites/ development proposals within the North foreshore zoning can be assessed on a case by case basis. It is also considered that these applications may require to be accompanied by a Transport Assessment Form (TAF) or a Transport Assessment (TA) and through consultation within TNI it can be assessed as to whether the trigger in terms of trips generated has been reached for the construction of the signalised junction and at that stage a negative condition can be attached to any planning approval to ensure that these engineering works are carried out.</p>
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies and other material considerations, it is determined that the development will not cause demonstrable harm to the interests of acknowledged importance. Approval is therefore recommended.</p>
11.0	<p>Informatives</p> <ol style="list-style-type: none"> 1. This permission relates solely to the removal of condition 5 of Z/2014/1279/F. All other conditions set out under Z/2014/1279/F must be complied with.

ANNEX	
Date Valid	22nd July 2015
Date First Advertised	14th August 2015
Date Last Advertised	29th January 2016
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ, The Owner/Occupier, 2A Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9JU, The Owner/Occupier, 3 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9JZ, The Owner/Occupier, 42-44,Duncrue Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9BW, The Owner/Occupier,	
Date of Last Neighbour Notification	8 th October 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/2013/0321/F Proposal: Provision of additional temporary office premises and shelter facilities within the local authority waste transfer station site (Retrospective) (Amended Description). Address: Belfast City Council, Waste Transfer Station, Dargan Road, Belfast, BT3 9JU, Decision: PG Decision Date: 21.08.2013</p> <p>Ref ID: LA04/2015/1605/F Proposal: Film studios complex comprising production, studio and workshop buildings, associated service yards, car parking, access to service roads under construction (Z/2014/1279/F), landscaping and ancillary works including 3No stand alone transformer compounds, security hut and proposed headwall (amended description) Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park, with access from Dargan Road Decision: PG Decision Date: 25.02.2016</p>	

Ref ID: LA04/2015/0739/F

Proposal: Application for removal of Condition No. 5 of Z/2014/1279/F relating to the signalised junction.

Address: Lands of the former Dargan Road land fill site to the north of Dargan Road, Belfast,

Decision: Pending

Ref ID: Z/2011/1172/F

Proposal: Proposed temporary household recycling centre

Address: Dargan Road landfill site, Dargan Road, Belfast,

Decision: Approval

Decision Date: 06.06.2012

Ref ID: Z/2008/0260/F

Proposal: Installation of an electricity generating station fuelled by landfill gas collected from the neighbouring landfill site.

Address: Power Generation Compound, Dargan Road Landfill site, Dargan Road, Belfast BT3 9JP.

Decision: Approval

Decision Date: 15.10.2008

Ref ID: Z/2008/0228/F

Proposal: Management System for landfill gas, comprising capping, installation of gas abstraction, wells and pipe work (gas to be drawn off to be flared at a nearby existing facility), and site access. Landscaping.

Address: North Foreshore Site, Dargan Road, Belfast

Decision: Approval

Decision Date: 26.03.2009

Ref ID: Z/2006/1545/F

Proposal: Provision of management system for landfill gas, comprising capping, installation of gas abstraction wells and pipe work (gas to be drawn off to be flared at a nearby existing facility), surface-water drainage, site access road and foul sewerage.

Address: Dargan Road Landfill Site, Dargan Road, Belfast.

Decision: Approval

Decision Date: 30.08.2007

Ref ID: Z/2010/1178/F

Proposal: Provision of management system for landfill gas, comprising capping, and installation of gas abstraction wells and pipe work. Surface-water drainage and foul sewerage. Provision of services.

Address: North Foreshore Site, Dargan Road, Belfast, BT3 9JU,

Decision: PG
Decision Date: 30.08.2013

Ref ID: Z/2004/1294/F
Proposal: Application to infill land with excavation and demolition materials for land reclamation purposes
Address: Belfast City Council Land, North Foreshore, Dargan Road, Belfast.
Decision: Approval
Decision Date: 08.02.2005

Ref ID: Z/2005/0714/E
Proposal: Construction of Waste Transfer Station
Address: Dargan Road, Belfast
Decision: Approval
Decision Date: 10.10.2005

Ref ID: Z/2003/2694/F
Proposal: Windrow Composting Facility for green waste with associated reception area, office and amenity block, parking, security fence, landscaping and access off existing road.
Address: Lands at Dargan Road Landfill Site, Dargan Road, Belfast.
Decision: Approval
Decision Date: 11.08.2004

Ref ID: Z/2000/0051/F
Proposal: Provision of essential interim capacity for disposal of controlled (including special) waste at the Dargan Road (North Foreshore) Landfill Site by revision and elevation of the surface profile to complete the planned final closure of the site.
Address: Belfast City Council Landfill Site, Dargan Road, Belfast.
Decision: Approval
Decision Date: 14.05.2001

Ref ID: Z/2014/1279/F
Proposal: Provision of new upgrade of existing roads infrastructure and associated site capping together with associated landscaping and site works
Address: Lands of the former Dargan Road land fill site, to the north of Dargan Road, Belfast,
Decision: PG
Decision Date: 24.04.2015

Drawing Numbers and Title

01

Notification to Department (if relevant) Date of Notification to Department: Response of Department:
Representations from Elected Members : None