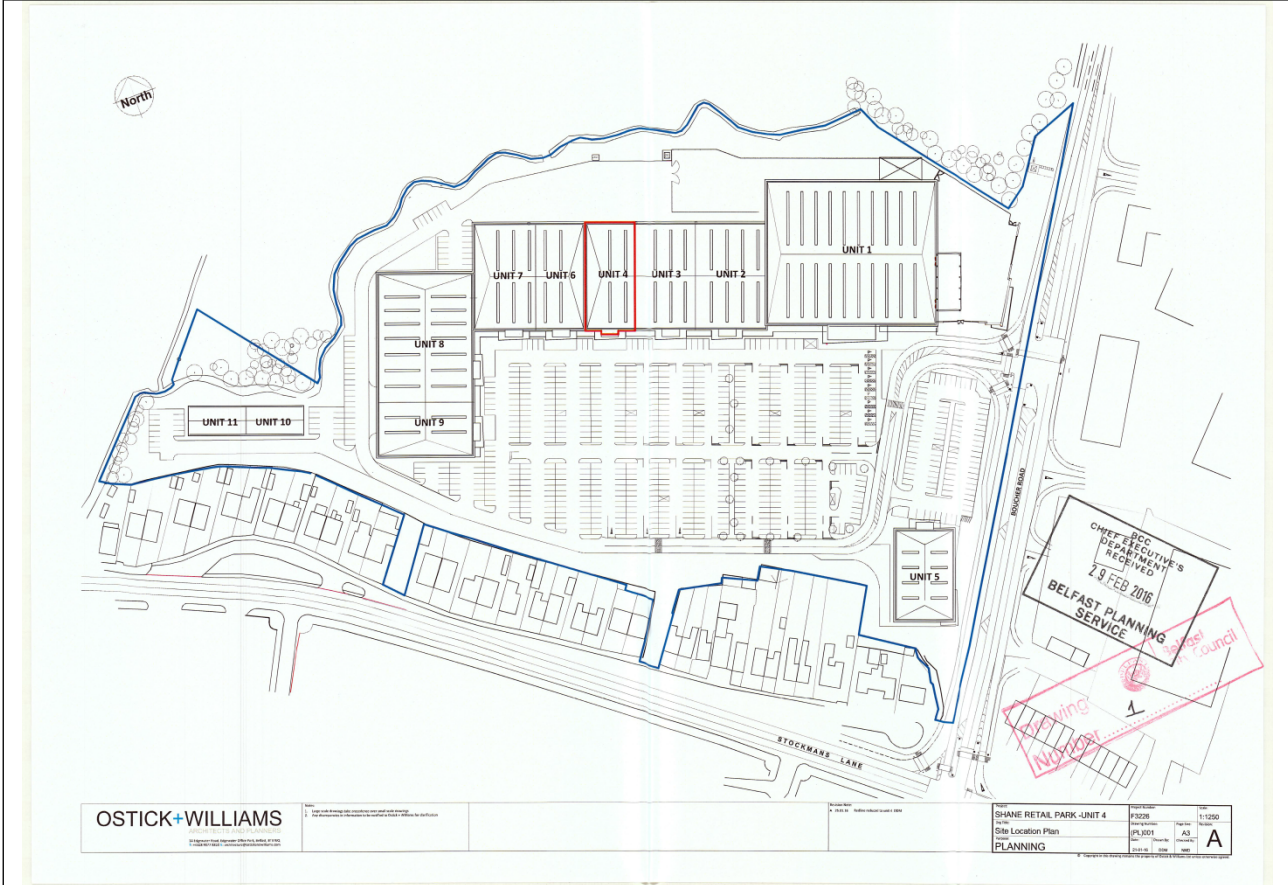


**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 26 July 2016	Item Number: 7j
Application ID: LA04/2016/0555/F	
Proposal: Construction of internal mezzanine floor.	Location: Unit 4 Shane Retail Park Boucher Road Belfast BT12
Referral Route: Non-minor extension to a commercial premises	
Recommendation:	Approval subject to conditions
Applicant Name and Address: MAM SRP Acquisition Ltd	Agent Name and Address: Strategic Planning 1 Pavilions Office Park Kinnegar Drive Holywood BT18 9JQ
<p>Executive Summary: The application seeks full planning permission for the creation of a mezzanine floor in Unit 4, Shane Retail Park.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> ● Principle of increase in retail floor space ● Access, Movement, Parking and Transportation <p>The site is located within the development limit for Belfast as designated in the Belfast Metropolitan Area Plan (BMAP) and is not zoned for any particular land use. The application has been assessed against relevant planning policies including BMAP, the Strategic Planning Policy Statement (SPPS), PPS 3: Access, Movement and Parking, and associated supplementary guidance.</p> <p>In accordance with the requirements of the SPPS, a sequential test looking at possible alternative sites in, and on the edge of, Belfast City Centre for the required floor space of 1889 sqm for a bulky goods sales unit was submitted on 14/03/16. On the basis of the information provided, it is considered that the proposal complies with the SPPS.</p> <p>All relevant neighbours were notified and the proposal was advertised in the local press. No representations were received.</p> <p>All consultees offered no objections in principle to the proposal.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan



Representations:

Letters of Support	Two emails
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0 Description of Proposed Development
Construction of internal mezzanine floor.

2.0 Description of Site

The site is located within Shane Retail Park off Boucher Road. The application relates to an existing furniture retail store (Unit 4) on the site. The unit is in the middle of a row to the front of the retail park with car parking to the front and access for service vehicles to the rear. The site is level. The boundaries are defined by paladin fencing with some hedging and trees. The site is adjacent to other retail uses, including Dunelm, Harveys and Smyths.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

LA04/2015/0514/F – Full application for the construction of an internal mezzanine floor for retail

sales purposes (Unit 9) – Approved – 19/11/15

Z/2003/1789/F - Lands to rear of No.105 Boucher Road, Belfast (90m approximately to east of M1 Motorway & bounded to north by Blackstaff River) -Appeal upheld - 28/04/04

Z/2003/1165/RM - Construction of retail warehousing with associated car parking and site works - Approved - 05/11/03

Z/2001/0584/O - Construction of retail warehousing with associated car parking and site works - Approved - 09/05/03

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan (BMAP) 2015

4.1.1 No zones

4.2 Strategic Planning Policy Statement (SPPS)

4.2.1 Good Design paras.15-19

4.2.2 Town Centres and Retailing paras. 6.272 - 6.283

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.3.1 Policy AMP 6: Transport Assessment

4.4.1 Policy AMP 7: Car Parking and Servicing Arrangements

5.0 Statutory Consultees Responses

5.1 DRD Transport NI - No objection

5.2 NI Water – No objection

6.0 Non Statutory Consultees Responses

6.1 Belfast City Council (BCC) Environmental Health - No comment necessary

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. Two emails of support have been received.

8.0 Other Material Considerations

8.1 Parking Standards

9.0 Assessment

9.1 The site is located within the development limits of Belfast as designated in Belfast Metropolitan Area Plan 2015. The site is unzoned, 'whiteland' in the Development Plan. The proposed development will create a mezzanine floor for retail sales within the existing furniture retail unit 4. The premises are currently used for furniture sales and accordingly the use for retailing is already established on the site but restricted by planning condition to the sale of bulky goods only.

9.2 The key issues are:

- Principle of increase in retail floor space
- Access, Movement, Parking and Transportation

9.3 The proposed increase is 889 sqm to the unit which currently measures 1000 sqm gross floorspace. The proposal is to accommodate a new entrant to the NI market which sells bulky goods and therefore is in line with the bulky goods approval for the unit.

9.4 There are no external changes proposed and therefore there will be no detrimental visual impact caused by the development. The proposal is not contrary to the principles of good design in the SPPS, in that the development is obviously compatible with its surroundings.

9.5 Paras 6.272 - 6.283 of the SPPS provides the context for Town Centres and Retailing. Part 9 regulation 32 and associated Schedule of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 states: 'during the transitional period a departmental development plan

shall operate as the local development plan for the area for which it is made and shall be treated for the purposes of the 2011 Act and any other enactment relating to planning as being the local development plan for the area'. A sequential test as per para 6.280 was received on 14/03/16. A full retail impact assessment is not required since the proposal is not above the threshold of 1000 sqm external floorspace as detailed within para 6.283 of the SPPS. Additionally the Council has an up to date LDP and therefore an assessment of need is not required.

9.6 The key requirements of the proposal are

- existing approved retail warehouse premises in an existing retail park, capable of accommodation 1889 sqm gross floorspace
- on site, surface, free car parking providing at least 94 car parking spaces and 3 lorry spaces
- prominent location
- on site servicing of accommodation 40ft articulated lorries, providing deliveries directly into the unit
- prominent location

9.7 The sequential test looked at possible alternatives in and on the edge of Belfast City Centre for an entire unit of the required floorspace of 1,889 sqm. Victoria Square Shopping Centre, Castle Court Shopping Centre, Hi Park Centre as well as the edge of centre were assessed, none of which fulfil the requirements.

9.8 On balance the increase in retail floorspace is considered acceptable for the Unit. As stated previously the Unit already has permission for the sale of bulky goods and the approved development will in turn create jobs and investment.

9.9 A Transport Assessment Form was submitted on 14/03/16. 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 and Parking Standards.

9.10 Having regard to the policy context, the proposal is considered acceptable and planning permission is recommended.

10.0 Conclusion

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to 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.

Informatives

1. The applicant's attention is drawn to:

i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978; and

ii. the Code of Practice for Access for the Disabled to buildings.

2. The applicant is advised that the internal layout of the proposal should make adequate provision for the needs of people with disabilities. Further advice is set out in Development Control Advice Note ""Access for People with Disabilities"" available from Divisional Planning Offices.

3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

4. The mezzanine extension hereby approved relates to a retail warehouse unit with retail use restricted by condition to bulky goods (planning permission Z/2003/1165/RM).

ANNEX	
Date Valid	29th February 2016
Date First Advertised	8th April 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, UNIT 3,105 Boucher Road,Ballygammon,Belfast,Antrim,BT12 6UA, The Owner/Occupier, UNIT 6,105 Boucher Road,Ballygammon,Belfast,Antrim,BT12 6UA,	
Date of Last Neighbour Notification	26th May 2016
Date of EIA Determination	N/A
ES Requested	Yes /No
Planning History Ref ID: Z/2012/0784/A Proposal: Erection of three fascia signs and 1 ground floor welcome sign. Address: Harveys Furniture Store, Unit 3, Shane Retail Park, Boucher Road, Belfast, BT12 6HR, Decision: CG Decision Date: 12.10.2012 Ref ID: Z/2012/0676/F Proposal: Proposed drive - thru restaurant with associated site works and car parking (amended information). Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12, Decision: PG Decision Date: 01.05.2013 Ref ID: Z/2003/2678/A41 Proposal: Proposed mezzanine floor Address: Unit 3, Shane Park, Boucher Road, Belfast Decision: Decision Date: Ref ID: Z/2003/1842/F Proposal: Erection of perimeter security netting, garden canopy and satellite dish Address: Unit 1, Shane Retail Park, Boucher Road, Belfast Decision: Decision Date: 25.11.2003	

Ref ID: Z/2009/0841/LDP

Proposal: Sale of furniture and household goods associated with Homesense retailer.

Address: Unit 4, Shane Retail Park, Boucher Road, Belfast

Decision:

Decision Date:

Ref ID: Z/2005/1316/A

Proposal: Shop sign.

Address: Unit 3 Shane Retail Park, Boucher Road, Belfast, BT12 6HR

Decision:

Decision Date: 23.08.2005

Ref ID: Z/2005/0788

Proposal: Construction of internal mezzanine floor for retail purposes

Address: Shane Retail Park (Phase 2), Boucher Road, Belfast

Decision:

Decision Date: 26.07.2005

Ref ID: Z/2009/1561/F

Proposal: Variation of condition 12 of approval Z/2008/1563/F.

Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12.

Decision:

Decision Date: 24.02.2010

Ref ID: Z/1992/0272

Proposal: Installation of floodlighting around rugby pitches

Address: SHANE PARK, STOCKMAN'S LANE BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1974/0474

Proposal: FACTORY USE DEVELOPMENT

Address: SHANE PARK, STOCKMAN'S LANE

Decision:

Decision Date:

Ref ID: Z/2011/0578/F

Proposal: Amendments to elevations to include the removal of one entrance and replacing with two entrances on the front elevation with amendments to shop windows and minor alterations to door positions on the rear elevation.

Address: Unit 2, Shane Retail Park, Boucher Road, Belfast, Bt12,

Decision:

Decision Date: 08.09.2011

Ref ID: Z/2010/1641/F

Proposal: Variation of condition 17 of planning approval Z/2003/1165/RM to allow the subdivision of Unit 2 to create 2no. retail units with a gross floorspace of at least 1000sqm each when measured internally and associated amendments to elevations.

Address: Unit 2 Shane Retail Park Boucher Road Belfast BT12,
Decision:
Decision Date: 08.06.2011

Ref ID: Z/2010/0334/F
Proposal: Erection of 2 No. retail warehouse units and associated works (amendment to approval ref Z/2008/1563/F).
Address: Lands at Shane Retail Park, Boucher Road, Belfast BT12
Decision:
Decision Date: 18.06.2010

Ref ID: Z/2010/0154/F
Proposal: Amendment to planning approval Z/2008/1563/F comprising the re-siting of units A & B at Shane Retail Park.
Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12
Decision:
Decision Date: 04.03.2010

Ref ID: Z/2003/2822/A
Proposal: 7 no free standing banner signs.
Address: Shane Retail Park, Boucher Road, Belfast
Decision:
Decision Date: 17.02.2004

Ref ID: Z/2011/0747/F
Proposal: Application under Article 28 of the Planning (NI) Order 1991, (a) to delete Condition 8 of Outline planning permission ref Z/2001/0584 and condition 17 of Reserved Matters approval ref Z/2003/1165/RM to allow for the subdivision of Unit 2 at Shane Retail Park to form Units 2a and 2b; (b) to amend condition 6b of Outline planning permission ref Z/2001/0584 and condition 15b of Reserved Matters approval Z/2003/1165/RM (where Unit 2A will not exceed 1378 sqm gross floorspace including a mezzanine and Unit 2b will not exceed 1114 sqm gross floorspace including a mezzanine); and (c) to amend Condition 9 of Outline planning permission Z/2001/0584 and Condition 18 of Reserved Matters approval ref Z/2003/1165/RM to allow Unit 2a to be occupied by a catalogue showroom retailer. (Amended Description)
Address: Lands at Stockmans Lane, Boucher Road, Belfast, BT12,
Decision:
Decision Date: 08.09.2011

Ref ID: Z/2003/2856/O
Proposal: Removal of condition 8 of planning approval Z/2001/0584/O (Construction of retail warehousing with associated car parking and site works) which states "no retail warehouse shall be sub-divided or otherwise altered to form more than one unit".
Address: Lands at Stockmans Lane, Boucher Road, Belfast, BT12
Decision:
Decision Date: 17.05.2004

Ref ID: Z/2009/1560/F
Proposal: Variation of condition 7 of approval Z/2008/1581/F.
Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12.

Decision:
Decision Date: 24.02.2010

Ref ID: Z/2003/1165/RM
Proposal: Construction of retail warehousing with associated car parking and site works
Address: Lands at Stockman's Lane, Boucher Road, Belfast, BT12
Decision:
Decision Date: 07.11.2003

Ref ID: Z/2008/1563/F
Proposal: Erection of 2 no retail warehouse units comprising a gross floorspace of 2000 square metres.
Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12
Decision:
Decision Date: 16.10.2009

Ref ID: Z/2001/0584/O
Proposal: Construction of retail warehousing with associated car parking and site works
Address: Lands at Stockman's Lane, Boucher Road, Belfast, BT12
Decision:
Decision Date: 12.05.2003

Ref ID: Z/2003/2679/A
Proposal: 2 No. building signs
Address: Shane Retail Park, Boucher Road, Belfast
Decision:
Decision Date: 18.12.2003

Ref ID: Z/2008/1581/F
Proposal: Erection of 1no restaurant/coffee shop unit.
Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12
Decision:
Decision Date: 03.09.2009

Ref ID: Z/2001/0581/O
Proposal: Construction of Business Park (Class 4 Use: Light Industrial as described in the Planning (Use Classes) Order (Northern Ireland) 1989) with associated car parking and site works
Address: Lands at Stockman's Lane, Boucher Road, Belfast, BT12
Decision:
Decision Date: 15.05.2003

Ref ID: Z/2004/1001/LDP
Proposal: Construction of internal mezzanine floor for retail purposes
Address: Shane Park Retail Park, Boucher Road, Belfast BT12
Decision:
Decision Date:

Ref ID: LA04/2016/0555/F

Proposal: Construction of internal mezzanine floor.

Address: Unit 4, Shane Retail Park, Boucher Road, Belfast, BT12,

Decision:

Decision Date:

Notification to Department (if relevant) N/A

Notification from Elected Members: Email dated 06/04/16 from Councillor Craig in support; email dated 06/06/16 from Councillor Boyle in support.