

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 16 August 2016	<b>Item Number:</b> 8f
<b>Application ID:</b> LA04/2015/0726/F	
<p><b>Proposal:</b> Demolition of the existing Estates Department building, Sterile Fluids building, sub-station and associated portacabins to facilitate construction of the new Non-Clinical Support building and associated infrastructure. The new building will have a gross floor area of 5937m<sup>2</sup> and consist primarily of supporting functions for the day to day operation of the RVH estate. These include, hospital administration, meeting and training facilities, storage, workshops, plant, waste storage, staff welfare facilities and a service tunnel. Other site works include, hard and soft landscaping, additional car parking provision and a screened delivery/service yard.</p>	<p><b>Location:</b> The Royal Hospitals 274 Grosvenor Road Belfast BT12 6BA</p>
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	Approval
<p><b>Applicant Name and Address:</b> Belfast Health and Social Care Trust Trust HQ A Floor Belfast City Hospital Lisburn Road Belfast BT9 7AB</p>	<p><b>Agent Name and Address:</b> Una Somerville- AECOM Beechill House Beechill Road Belfast BT8 7RP</p>
<p><b>Executive Summary:</b></p> <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and is identified as being within the wider Royal Victoria Hospital estate.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• The principle of the redevelopment and proposed use at this location;</li> <li>• Height, Scale, Massing and Design;</li> <li>• Impact on amenity; and</li> <li>• Traffic Movement and Parking.</li> </ul> <p>The principle of the non clinical support building is acceptable at this location. The site is located on unzoned (white) within the Royal Victoria Hospital site and is not located in or abutting a primarily residential area.</p>	

The proposed height, scale and massing of the building is comparable to other buildings within the overall complex.

The proposed design and treatment of the elevations are consistent with the area, incorporating a similar fenestration, solid to void ratios and materials.

In terms of amenity, there are no residential uses immediately adjacent to the application site.

All Consultees have offered no objections to the proposal, subject to conditions.

Rivers Agency has offered no objections to the development. However, the final details of the conditions have not been received at the time of finalising the report. It is therefore requested that the final wording of the conditions is delegated to the Director of Planning and Place.

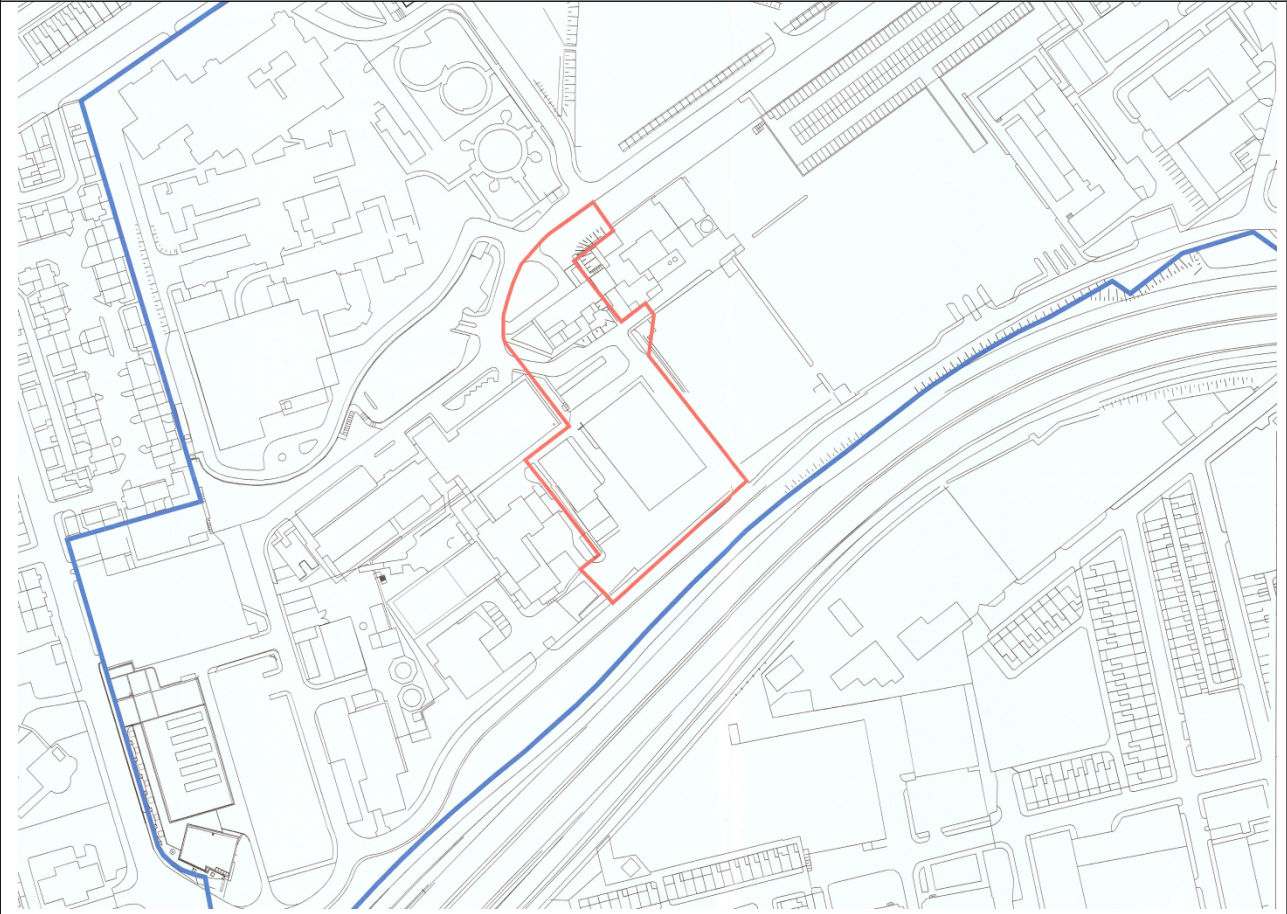
No objections from third parties have been received.

Having regard BMAP, to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions

**Recommendation** – Approval subject to conditions.

## Case Officer Report

### Site Location Plan



### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

1.1 Demolition of the existing Estates Department building, Sterile Fluids building, sub-station and associated portacabins to facilitate construction of the new Non-Clinical Support building and associated infrastructure. The new building will have a gross floor area of 5937m<sup>2</sup> and consist primarily of supporting functions for the day to day operation of the RVH estate. These include hospital administration, meeting and training facilities, storage, workshops, plant, waste storage, staff welfare facilities and a service tunnel. Other site works include, hard and soft landscaping, additional car parking provision and a screened delivery/service yard

#### 2.0 Description of Site

2.1 The site consists of a number of buildings including the estates Department building, Sterile Fluids building, sub-station and associated portacabins all located within the wider Royal Victoria Hospital estate.

### Planning Assessment of Policy and other Material Considerations

#### 3.0 Planning History

None

<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3: Access Movement and Parking Planning Policy Statement 13: Transportation and Land Use Planning Policy Statement 15: Planning and Flood Risk
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	Transport NI- No objections subject to conditions NIWater- No objections; NIEA- Waste Management- No Objection subject to conditions; Rivers Agency- No Objections
<b>6.0</b>	<b>Non Statutory Consultee Responses</b>
	Belfast City Council EPU- No Objections subject to conditions
<b>7.0</b>	<b>Representations</b>
	The application has been neighbour notified and advertised in the local press. No letters of objection have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
	N/A
<b>9.0</b>	<b>Assessment</b>
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>• The principle of the redevelopment and the proposed use at this location;</li> <li>• Scale, Massing and Design;</li> <li>• Impact on amenity; and</li> <li>• Traffic, Movement and Parking.</li> </ul>
9.2	The Strategic Planning Policy Statement (SPPS) sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3 and PPS7 remain applicable under 'transitional arrangements'.
	<u>Principle of proposed development</u>
9.4	The site is located on unzoned (white) land within the development limits of Belfast in BMAP. It is also located within the grounds of the Royal Victoria Hospital. The principle of the proposed use is considered acceptable as it does not conflict with area plan designations, complements the existing uses and is essential to the daily operations of the wider hospital.
9.5	The non-clinical support building consists primarily of supporting functions for the day to day operation of the RVH estate. It is clearly ancillary to the main C3 hospital use class as set out in the Planning (Use Classes) Order (NI) 2015. However it is considered that a condition should be attached to any planning permission to ensure that it remains ancillary to the hospital Estate and is not sold off or leased for a B1 business use.
	<u>Scale, Massing, Layout and Design</u>
9.6	The building consist of gross area of 5937m2 configured in an L shape. The building will

	<p>be 3 stories in height with a maximum ridge height of 16.8 metres, inclusive of the roof plant. The height, scale and massing is comparable to other buildings with the RVH estate and when seen from critical views along the Westlink and is therefore considered acceptable.</p>
9.7	<p><u>Impact on Residential Amenity</u> There are no residential dwellings in the vicinity of the application site.</p>
9.8	<p><u>Other Considerations</u></p>
9.8.1	<p><u>Traffic and Parking</u> The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. It has been accepted that the proposal will not prejudice road safety or inconvenience the flow of traffic and there is adequate car parking, a view shared by Transport NI.</p>
9.8.2	<p><u>Flooding</u> FLD 1 of Planning Policy 15: Planning and Flood Risk states that 'Development will not be permitted within the 1 in 100 year fluvial flood plain (AEP7 of 1%) or the 1 in 200 year coastal flood plain (AEP of 0.5%) unless the applicant can demonstrate that the proposal constitutes an exception to the policy. Where the principle of development is accepted by the planning authority through meeting the 'Exceptions Test', the applicant is required to submit a Flood Risk Assessment for all proposals. Having regard to the proposal it is considered that it meets the exception test in that it is essential to the day to day operations of the hospital and is therefore considered to be of Sub-Regional Importance.</p> <p>The applicant has submitted a Flood Risk Assessment (FRA) which is with Rivers Agency for comment. Belfast City Council has liaised with Rivers Agency regarding the content of the FRA and has been verbally advised that it meets their requirements. On that basis it is considered that the application can proceed to committee with the final details of the conditions delegated to the Director of Planning and Place.</p>
9.8.3	<p><u>Contaminated Land</u> It has been noted that previous uses of the application site (Hospital) and/or the adjacent site(s) may have caused the land to be affected by contamination. However, a contaminated land preliminary risk assessment submitted by the applicant has determined that the proposed development is low risk. Both NIEA Waste Management and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal subject to conditions.</p>
<b>10.0</b>	<p><b>Summary of Recommendation:</b></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 subject to conditions.</p>
<b>11.0</b>	<p><b>Conditions</b></p>
11.1	<p>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.</p>
11.2	<p>The non-clinical support building hereby approved shall only be used ancillary to the main C3 use of the hospital and for no other purpose as set out in the Planning (Use Classes)</p>

	<p>Order (NI) 2015.</p>
11.3	<p>Reason: To enable Belfast City Council to control the nature of site usage at this location.</p>
11.3	<p>Should piling be employed as a foundation solution, no development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Department. 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”.</p>
11.4	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.4	<p>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.</p>
11.5	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.5	<p>After completing all remediation works under Conditions 1 and 2 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the 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>
11.6	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.6	<p>The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.</p>
11.7	<p>Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.</p>
11.7	<p>The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.</p>
11.7	<p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	30th June 2015
<b>Date First Advertised</b>	7th August 2015
<b>Date Last Advertised</b>	7 <sup>th</sup> August 2015
<b>Details of Neighbour Notification (all addresses) - N/A</b>	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Drawing Numbers and Title - 01-11</b>	

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Status: Submitted

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**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department: