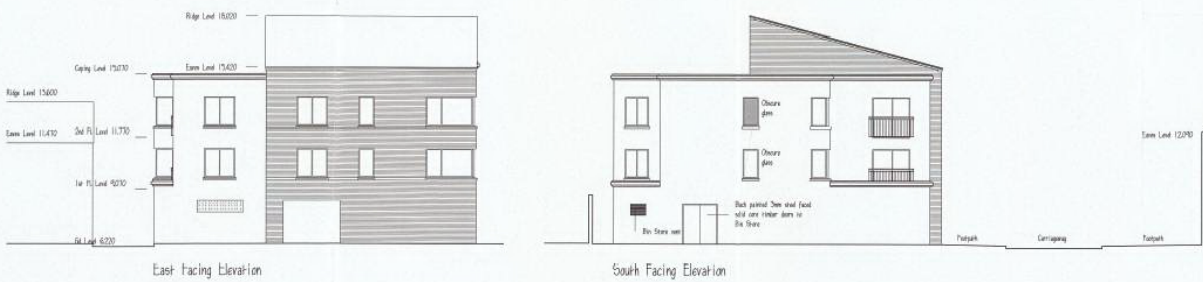
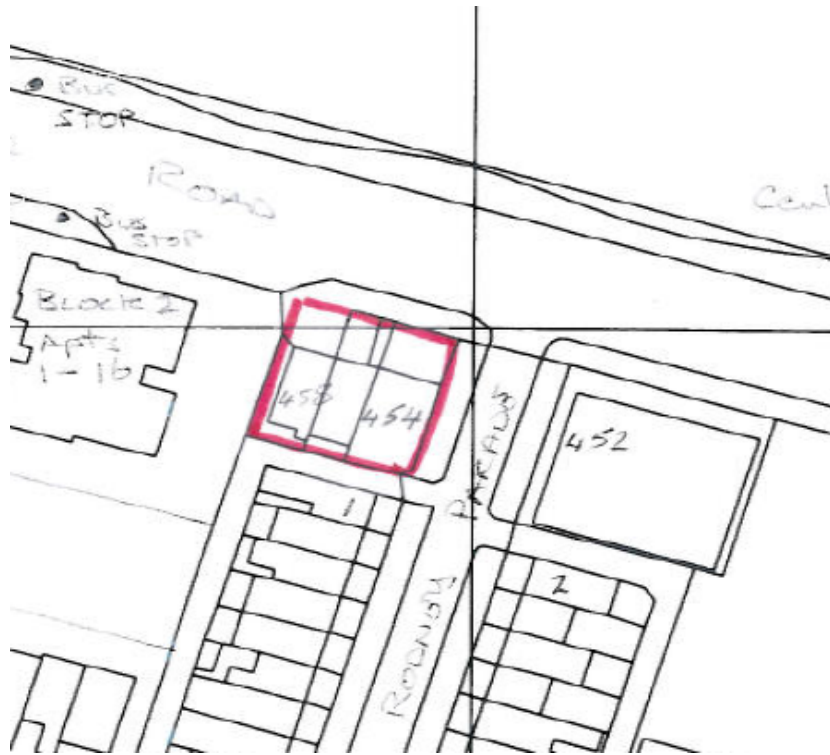


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16th August 2016	Item Number:8m
Application ID: Z/2014/1490/F	
Proposal: Demolition of existing retail units and erection of 6no. 2 bedroom apartments with 8no. on site car parking spaces	Location: 454-458 Donegall Road Belfast BT12 6HS
Referral Route: Development of more than 4 dwellings	
Recommendation:	Approve
Applicant Name and Address: Cranmore Builders Ltd 20 Cranmore Gardens Belfast BT9 6JL	Agent Name and Address: Castleton Design Services 244 Woodstock Road Belfast BT6 9DL
<p>Executive Summary: This application seeks full planning permission for the erection of 6 no. x 2 bedroom apartments with 8 no. on-site parking spaces in a single three storey block</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 • Design and impact on character of the area • Residential amenity • Parking <p>The proposal was assessed against BMAP 2015; Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement (PPS) 3; Access, Movement and Parking; PPS7: Quality Residential Environments. The site is not zoned for any specific use in BMAP. The proposal complies with the above policies.</p> <p>No objections were received. Consultees responded with no objection subject to conditions.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan



Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Rivers Agency	No objections, advice provided.
Non Statutory	NIEA Waste Management Unit	No objections subject to conditions.
Non Statutory	Env Health Belfast City Council	No objections subject to conditions.
Statutory	Transport NI - Hydebank	No objections subject to conditions.
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 the Proposal		
<p>1.1 This proposal is for the erection of 6 no. x 2 bedroom apartments with 8 no. on-site parking spaces in a single three storey block. Parking is provided incurtilage on the ground floor with access from Rodney Parade. Cycle parking and bin storage is also provided on the ground floor. The apartments are proposed on the first and second floors.</p>		
2.0 Characteristics of the Site and Area		
<p>2.1 The site is located at the junction of the Donegall Road and Rodney Parade. The site is currently occupied by a vacant two storey building with a single storey front extension (fronting Donegall Road) and a single storey side (fronting Rodney Parade). A 1m high wall with pillars and railings define the northern boundary along Donegall Road. A single-storey annex to the side fronts onto Rodney Parade and continues to the rear, with a shutter door opening directly onto the street.</p>		
<p>2.2 The main building has a painted render finish with a pitched roof. The front lean-to extension is finished in red brick, as is the flat roof single storey extension to the side and rear. A small rough grassed area is located in the north-east corner of the site and is open onto Rodney Parade and enclosed on two sides by the building and the 1m boundary wall. The rear boundary of the site which abuts the alleyway to the rear of the dwellings on Rodney Parade, is defined by the 4m high wall of the single storey rear and side return.</p>		
<p>2.3 The site is located on land which is not zoned for any specific within the development limits of Belfast as set out in the Belfast Metropolitan Area Plan (2015) (BMAP). The area is characterised by a mix of uses along the Donegall Road with single storey commercial buildings to the east of the site and four storey apartment blocks to</p>		

the immediate west of the site. The Park Centre retail complex is located across from the site and is set some distance back from the main road. The streets off Donegall Road consist of a mix of residential properties, both established two storey red-brick terrace dwellings off Rodney parade and more contemporary two and three storey terraces in Clonavogie Gardens to the west and south-west.

3.0 Planning Assessment of Policy and Other Material Considerations

3.1 Policy Context

Regional Development Strategy

Belfast Metropolitan Area Plan 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 7 Addendum: Safeguarding the Character of Established Residential Areas

Creating Places

3.2 BMAP - The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below.

3.3 SPPS - The SPPS highlights the purpose of planning is to prevent proposals which would unacceptably affect amenity and the existing use of land and directs planning authorities to be guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

4.0 Planning History:

Z/2006/1306/F - Demolition of existing offices & erection of 5 storey apartment block comprising 15 no. apartments. Approved 9th November 2007

Z/2011/0038/F - Erection of new 5 storey apartment block comprising 12 apartments. Withdrawn 7th June 2012. A group discussion had taken place before the application was withdrawn. Refusal was recommended in that there was a lack of information submitted to full assess the nature of contamination on the site, the air quality, noise and potential impact on road safety. The scale, massing or design of the proposed building was not raised as a concern.

5.0 Planning Assessment

5.1 The proposed parking and access arrangements have been assessed against PPS3 Following a number of revisions Transport NI has stated that they offer no objection to the proposal subject to conditions. The proposal complies with PPS 3

5.2 Records held by the Environmental Services Department of Belfast City Council indicate that the site of the proposed development is in close proximity to a previous match factory that may have contaminated the land and pose a risk to human health.

Subsequently a contaminated Land Risk Assessment was requested and submitted to address potential concerns regarding the risk to human health. The report proposes the installation of gas protection measures incorporated into the building's floor design. Environmental Health is satisfied with the proposal subject to the submission of a remediation and noise verification reports and the submission of an air quality screening assessment.

5.3 NIEA Waste Management Unit have stated that they have no record of industrial land-uses on the application site however it is possible that industrial activities at the adjacent sites may impact this application area. Based on the available information, the activities in the surrounding area may have caused the land to be affected by contamination. NIEA WMU commented that they had no objections to the proposal subject to a condition relating to any new contamination which may be discovered during development of the site.

Noise

5.4 The proposed development is located in close proximity to the Donegall Road, therefore the Environmental Services Unit of Belfast City Council is concerned that future residents may be negatively impacted by noise and have recommended that appropriate measures be put in place and conditioned accordingly to ensure the internal noise levels within any residential unit shall not exceed a certain level at certain times. This condition is detailed below.

PPS7

5.5 The proposal is assessed against the criteria set out in Policy QD 1 of PPS 7. The proposed scale, design and massing falls to be assessed against the character of two distinctive areas within the vicinity of the proposal: the Donegall Road frontage and the high density terraced housing off Rodney Drive and Clanvogie Gardens.

5.6 The proposal is in keeping with the character of the newly constructed apartment blocks to the west of the site. It sits comfortably with their uniform building line and is one storey lower with an almost identical juxtaposition of a flat roof element with a higher mono-pitched element. The mix of finishes (red brick/render) are considered acceptable in the context of the adjoining apartment blocks and dwellings in the wider area. Given the scale of the two adjacent blocks at either side of the entrance to Colavogie Gardens it is considered that from the Donegall Road perspective the proposal would not harm the character of this stretch of road.

5.7 Amenity space has been provided on the ground floor to facilitate cycle parking and bin storage. No communal open space has been provided on the site with the building footprint maximising the site area. Given the proximity to open space facilities including the allotments at the other end of Rodney Parade and access to the wider Bog Meadows a reduction in amenity provision is justified.

5.8 The proposal must also be looked at in terms of the character of Rodney Parade, with the application site located at the end of this established residential street. At the moment the buildings at either side of the junction onto Donegall Road are of a high single storey scale and sit slightly lower than the terraced rows at either side of the street. The rear element of the building comprises a flat roof and sits at a lower level

than the mono pitch roof element fronting Donegall Road. The building is higher than the adjoining two storey dwellings at Rodney Parade but the scale and massing is considered acceptable given its location at the top of the street fronting Donegall Road.

5.9 The building is set back at both rear corners facing Rodney parade. Windows are proposed along the rear elevation and face onto the alley way between the site and the dwellings along Rodney Parade which are gable end on the site. Two of the windows are to be fitted with obscure glazing. Bedroom windows are set back allowing for a separation distance of 8.6m. Living room windows and bedroom windows in the south east elevation will face out onto Rodney Parade. There are no windows in the side gable of No. 1 Rodney Parade. A single storey rear return occupies the majority of the rear of No. 1 and it is considered. No. 1 Rodney parade may experience a reduction in light but given there is an existing wall along the southern boundary of the site which is comparable to the eaves height of No.1 (approx. 11-12m) this is considered not be significant and no detrimental impact will result.

5.10 The setback, separation distance and design of the building will ensure that there is no adverse impact on the neighbouring properties in terms of overlooking and dominance. It is considered that the scale and massing of the three storey block is acceptable along Rodney Parade.

5.11 Given the scale of the proposal and its proximity to adjacent residential properties to the immediate west and south there is the potential for the proposal to an impact on the amenity of these properties. There is a separation distance of 11-12.5m between the proposed block and the existing apartment block to the west (Clanvogie Gardens). Windows are proposed on the side gable on the first and second floors of the proposed block but it is considered that given the positions of the windows and the set back of the building to the rear there will not be direct overlooking into the adjoining apartments. It is not unusual in an urban context for apartments to be positioned side by side with facing windows. It is considered that there would be no adverse impact on the amenity of adjoining apartments.

5.12 All apartments have an outlook onto Donegall Road or Rodney Parade which is in line with Creating Places guidance in achieving an acceptable living arrangement.

5.13 In conclusion the proposal complies with Policy QD 1 of PPS 7.

Neighbour Notification Checked

Yes

Summary of Recommendation:

The proposal in keeping with the character of this stretch of the Donegall Road. The proposed building would not adversely affect the character of Rodney Parade given its scale, massing and design which is sympathetic to the established two storey character of Rodney Street. It is recommended that the application be approved.

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.

2. 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.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.

3. The vehicular access shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The development will not be occupied until secure and covered cycle parking facilities have been provided onsite. These facilities shall be permanently retained on site.

Reason: To ensure acceptable cycle parking on site and to encourage alternative modes of transport to the private car.

5. Prior to occupation of the proposed development, the applicant shall submit to Belfast Planning Service, for approval, a Verification Report. The verification report shall demonstrate the successful completion of the remediation works as outlined in the Pentland Mac Donald report titled "Preliminary Contamination Risk Assessment and Remediation Recommendations 454-458 Donegall Road, Belfast" dated April 2014 report no PM14-1032 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 BS885:2015 have been incorporated into the proposal.

B: That the entire foot print of the proposal is continuous hard standing

Reason: In the interest of public health

6. .Prior to occupation of the proposed development, the applicant must submit a Noise Verification Report to the Planning Service for review and approval. The report must be carried out by a competent acoustic consultant and demonstrate that internal noise levels within any residential unit shall:

A: not exceed 35 dB LAeq (16 hr) at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;

B: not exceed 30 dB LAeq (8hr) between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided; in accordance with current building control requirements;

C: not exceed 45 dB LAMax fast for any single sound event between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided.

Reason: In the interest of public health

7. Prior to commencement of the development hereby approved an Air Quality Screening Assessment shall be submitted to and approved by Belfast City Council. The assessment should have regard to recent, up-to-date air quality guidance and specifically include:

- A modelled prediction of the existing air quality surrounding the proposed development.
- A modelled prediction of the air quality surrounding the proposed scheme for the year that the development is due to be operational. This prediction should take account of any forecasted traffic flow in the area as a whole.
- In order to determine the robustness of the modelled baseline prediction, verification against monitored data that has been derived following Government Technical Guidance Document LAQM TG(16) is required.
- Where exceedences are predicted for the year of occupation, more detailed modelling work is required and future year projections should be modelled to determine in what year the objectives will be met.
- Details of any mitigation measures associated with the proposed development should include evidence that they will safeguard future occupants from exposure to any exceedences of the National Air Quality Objectives.

In order to demonstrate that AQ issues have been adequately addressed we would request that all input data, assumptions, predictions and output data are clearly presented. Model outputs should be compared against the relevant NAQS Objectives and EU Limit Values.

Reason: In the interests of public health.

8. 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 Belfast Planning Service in writing, and subsequently implemented and verified to its satisfaction.

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

Signature(s)

Date:

ANNEX	
Date Valid	5th November 2014
Date First Advertised	28th November 2014
Date Last Advertised	22nd April 2016
<p>Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Rodney Parade Ballymurphy Belfast The Owner/Occupier, 2 Rodney Parade, Ballymurphy, Belfast, Antrim, BT12 6EE, The Owner/Occupier, 450 Donegall Road Ballymurphy Belfast The Owner/Occupier, 452 Donegall Road, Ballymurphy, Belfast, Antrim, BT12 6HS, The Owner/Occupier, Apartment No. 1, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 10, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 11, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 12, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 13, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 14, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 15, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 16, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 2, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 3, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 4, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 5, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 6, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 7, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 8, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Apartment No. 9, Block 2, Clanvogie Gardens, Belfast, BT126HS The Owner/Occupier, Park Centre Retail Complex, Donegall Road, Ballymurphy, Belfast, Antrim, BT12</p>	
Date of Last Neighbour Notification	12th April 2016
Date of EIA Determination	
ES Requested	Yes /No
<p>Planning History Z/2006/1306/F - Demolition of existing offices & erection of 5 storey apartment block comprising 15 no. apartments. Approved 9th November 2007 Z/2011/0038/F - Erection of new 5 storey apartment block comprising 12 apartments. Withdrawn 7th June 2012.</p>	

Summary of Consultee Responses

Rivers Agency – No objection, advice provided.
Transport NI – No objection subject to conditions.
NIEA Waste Management Unit – No objection subject to conditions.
Environmental Health – No objections subject to conditions.

Drawing Numbers 01, 02b, 03b

01 – Site Location Plan
02b – Proposed Ground, First Floor and Second Floor Plans
03b – Proposed Elevations

Notification to Department (if relevant)

Date of Notification to Department: Not required
Response of Department: