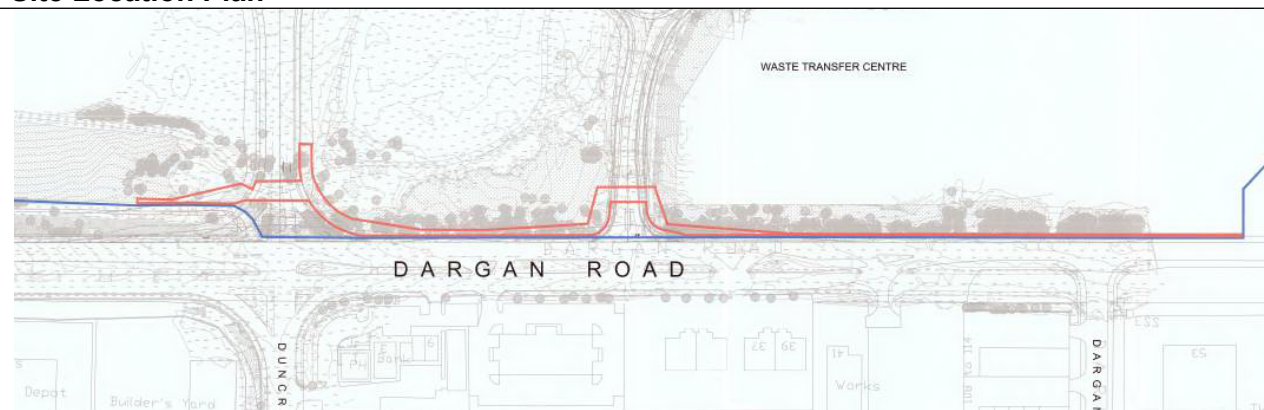


Development Management Officer Report Committee Application

| Summary | |
|--|---|
| Committee Meeting Date: | Item Number: |
| Application ID: LA04/2016/1373/F | Target Date: |
| Proposal: Installation of a 2.4m security fence. | Location: Lands to the former Dargan Road landfill site North of Dargan Road Belfast |
| Referral Route:- Belfast City Council Application. | |
| Recommendation: | Approval |
| Applicant Name and Address: Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD | Agent Name and Address: AECOM Beechill House Beechill Road Belfast BT8 7RP |
| Executive Summary: | |
| <p>The application seeks full planning permission for the erection of replacement boundary fence with integrated image panel, new gates, landscaping, lighting and associated site works.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the character of the area; • Impact on neighbouring land uses and road network <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is identified as being within the Belfast Harbour Area and further designated as an Area of Existing Employment. The principle of development is acceptable at the site.</p> <p>The proposal has been assessed against Strategic Planning Policy Statement (SPPS).</p> <p>Consultee offered no objections to the proposal subject to the inclusion of planning condition and informatives</p> <p>No objections or third party comments have been received following the neighbour notification and press advertisement process.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result in demonstrable harm to the area or neighbouring land uses. Approval is recommended with standard location condition applied.</p> | |
| Signature(s): | |

Case Officer Report

Site Location Plan



1.0 Characteristics of the Site and Area

1.1 The site is a large expanse of reclaimed land on the shores of Belfast Lough; it has the appearance of heavy clay with sparse grass land and a new road system within. The site currently has ongoing development works taking place with the construction of a film studio further within the site.

1.2 The character of the area around the site is dominated by industrial/commercial use. Fronting the site is a main thoroughfare into the industrial area, as such; it is in use mainly by heavy and light goods vehicles. Facing onto the site, on the opposite side of the road, is a number of buildings that appear to be in office use.

2.0 Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 No relevant history on site

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.2 Strategic Planning Policy Statement

5.0 Statutory Consultees Responses

5.1 TransportNI – no objection subject to condition and informatives

6.0 Non Statutory Consultees Responses

6.1 N/A

7.0 Representations

7.1 No third party comments have been received following neighbour notifications and press advertisements.

8.0 Other Material Considerations

8.1 N/A

Assessment

9.0 BMAP 2015

9.1 The area plan indicates site is zoned within the existing development limits and, further zoned as being within the Belfast Harbour Area and designated has land for Mixed Use Development (BHA 05)

9.2 The proposed development of fencing, landscaping, lighting etc. does not conflict with the area plan designation of the site and is therefore an acceptable form of development at this location.

10.0 Strategic Planning Policy Statement (SPPS)

I am content that the proposal also complies with the requirements of the SPPS; paragraph 3.8, of the document, advises that development complying with the area plan should be grant permission where there is no harm to areas of acknowledged importance. I am satisfied that the proposal is compliant with the area plan, the proposed fencing with wildlife image panel, soft landscaping and lighting will contribute to enhancing the surrounding area and will not do harm to areas of acknowledge importance. Also the comment from the Consultee indicates that there will be no harm to the public road network fronting the site.

11.0 Conclusion

Having considered the opinions of the Consultee and the designations within the Area Plan and relevant planning policy the application is recommended for approval.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval - proposal complies with area plan and planning policy

Conditions

1.The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out in accordance with the approved plans

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

3.The degree of illumination of the proposed sign and boundary lighting must comply with the Institution of Lighting Engineers Technical Report No.5 "Brightness of Illuminated Advertisements"

Reason: In the interests of visual amenity, road safety and convenience of road users

Informatives

1. Notwithstanding the terms and conditions of the Planning Service approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is, 148-158 Corporation Street, Belfast, BT1 3DH (Tel: 028 9025 4059). A monetary deposit will be required to cover works on the public road.

2. All construction plant and materials shall be stored within the curtilage of the site.
3. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

ANNEX

| | |
|------------------------------|----------------|
| Date Valid | 30th June 2016 |
| Date First Advertised | 15th July 2016 |
| Date Last Advertised | |

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
108 Dargan Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9JP,
The Owner/Occupier,
11 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
13 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
13 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
15 Dargan Road,Low-Wood Intake,Belfast,Antrim,,
The Owner/Occupier,
15 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LS,
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,
33 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
35 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
35 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
37 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
37 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ,
The Owner/Occupier,
38-40 M2 Trade Centre,Duncrue Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9BW,
The Owner/Occupier,
38-40 M2 Trade Centre,Duncrue Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9BW,
The Owner/Occupier,

| | |
|---|----|
| <p>39 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9JU, The Owner/Occupier, 39 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ, The Owner/Occupier, 41 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9JU, The Owner/Occupier, 42-44,Duncrue Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9BW, The Owner/Occupier, 5 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ, The Owner/Occupier, 7 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ, The Owner/Occupier, 9 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9LZ, The Owner/Occupier, Alpha House,53 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9JU, The Owner/Occupier, UNIT 1,38-40 M2 Trade Centre,Duncrue Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9BW, The Owner/Occupier, UNIT 3,38-40 M2 Trade Centre,Duncrue Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9BW, The Owner/Occupier, UNIT 5,38-40 M2 Trade Centre,Duncrue Crescent,Low-Wood Intake,Belfast,Antrim,BT3 9BW, The Owner/Occupier, Unit 2,37 Dargan Road,Low-Wood Intake,Belfast,Antrim,BT3 9JU, The Owner/Occupier,</p> | |
| Date of Last Neighbour Notification | |
| Date of EIA Determination | |
| ES Requested | No |
| Planning History | |
| <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: PG Decision Date: 27.06.2016</p> <p>Ref ID: LA04/2015/0940/DC Proposal: Application for Discharge of Condition No.2 of Planning Approval Z/2014/1279/F relating to the Construction Environmental Management Plan. Address: Lands of the former Dargan Road land fill site to the north of Dargan Road, Belfast, Decision: AL</p> | |

Decision Date:

Ref ID: LA04/2016/1373/F

Proposal: Installation of a 2.4m security fence.

Address: Lands to the former Dargan Road landfill site, North of Dargan Road, Belfast,

Decision:

Decision Date:

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 Darga

Decision: PG

Decision Date: 25.02.2016

Ref ID: LA04/2015/0930/PAD

Proposal: Proposed installation of 2.5 megawatt (MW) photovoltaic (PV) Solar Park with associated infrastructure on lands located at Giants Park, North Foreshore, Belfast

Address: Lands at the former Dargan Road Landfill Site, to the north of Dargan Road, Belfast, BT3 9JU,

Decision:

Decision Date:

Ref ID: LA04/2015/1085/PAD

Proposal: Construction of film studios complex, associated yards, car parking & access. Film studios to comprise four separate buildings as follows;

Production (37,450 sq ft)

Stage 01 & stage 02 (66,000 sq ft)

Stage 03 (45,000 sq ft)

Workshop 01, 02 & 03 (46,170 sq ft)

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/Giants Park),

Decision:

Decision Date:

Ref ID: LA04/2015/0982/PAN

Proposal: Construction of film studios complex, associated yards, car parking & access. Film studios to comprise four separate buildings as follows;

Production (37,450 sq ft)

Stage 01 & stage 02 (66,000 sq ft)

Stage 03 (45,000 sq ft)

Workshop 01, 02 & 03 (46,170 sq ft)

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),

Decision: PANACC

Decision Date:

Ref ID: LA04/2016/0694/DC

Proposal: Discharge of condition 19 LA04/2015/1605/F

Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility),

Decision: AL

Decision Date:

Ref ID: LA04/2016/0471/DC

Proposal: Discharge of condition - LA04/2015/1605/F

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

Decision:

Decision Date:

Ref ID: LA04/2016/0844/DC

Proposal: Discharge of conditions 9,12 and 22 - LA04/2015/1605/F

Address: Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough, Belfast,

Decision:

Decision Date:

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

Drawing Numbers and Title

Drawing No. 01

Type: Site Location Plan

Status: Approved

Drawing No. 02

Type: Site Layout or Block Plan

Status: Approved

Drawing No. 03
Type: Site Layout or Block Plan
Status: Approved

Drawing No. 04
Type: Proposed Plans
Status: Approved

Drawing No. 05
Type: Proposed Plans
Status: Approved

Drawing No. 06
Type: Detailed Drawing Plans
Status: Approved

Drawing No. 07
Type: Details of Access to the Public Road
Status: Approved

Drawing No. 08
Type: Detailed Drawing Plans
Status: Approved

Drawing No. 09
Type: Landscaping Proposals
Status: Approved

Notification to Department N/A