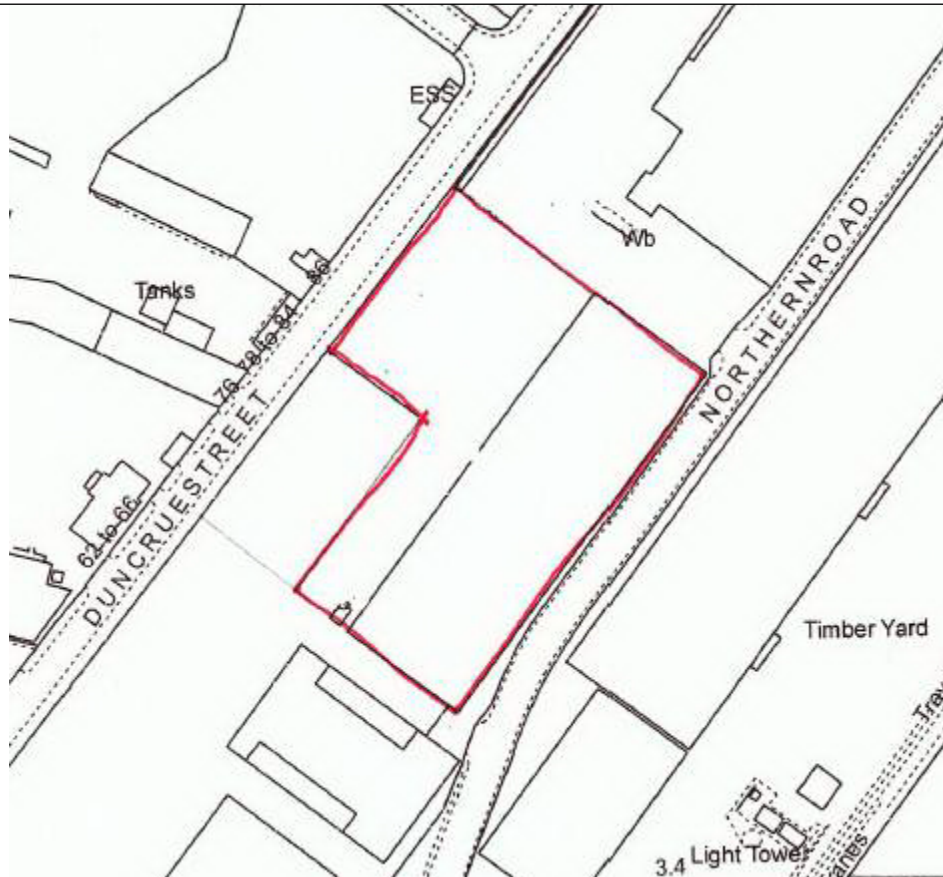


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA04/2016/0086/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed two storey office building, amended access and installation of weigh bridge	<b>Location:</b> Lands opposite 86 Duncrue Street Low-wood Intake Belfast BT3 9AR
<b>Referral Route:</b> Proposal will create over 200sqm of office floor space.	
<b>Recommendation:</b>	
<b>Applicant Name and Address:</b> Mr Jim Gault Wilson salt Ltd 6 Northern Road Belfast BT3 9AL	<b>Agent Name and Address:</b> William Shannon Architect Studio 27 Middle Road Saintfield BT24 7LP
<p><b>Executive Summary:</b> The application seeks full planning permission for the erection of a new office block, weighbridge and new access.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location;</li> <li>• Impact on the character of the area;</li> <li>• Impact on neighbouring land uses</li> </ul> <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) and Planning Policy Statement 17 (PPS 4).</p> <p>Consultees offered no objections to the proposal subject to the inclusion of planning conditions</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>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### 1.0 Characteristics of the Site and Area

- 1.1 Permission is sought for the erection of a two storey office building with an amended access to the site and the installation of Weigh Bridge.
- 1.2 The site is an open expanse of ground that has been in previous industrial/storage use, it is finished in concrete hard standing and enclosed by steel palisade fence common to many industrial sites. The character of the surround area is dominated by industrial usage with large sheds and large areas of hard standing. The area being industrial and storage results in a high volume of HGV traffic which contributes to the industrial/commercial character of the area.

### 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
- 4.3 Planning Policy Statement 4

## **5.0 Statutory Consultees Responses**

- 5.1 NIWater – no objection with standard conditions
- 5.2 NIEA – no objection - informatives
- 5.3 TransportNI – no objection – conditions and informatives

## **6.0 Non Statutory Consultees Responses**

- 6.1 BCC Environmental Health – no objection with conditions

## **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

## **Planning Assessment**

### 9.0 BMAP 2015

9.1 The site is zoned within the Belfast Harbour Area and further zoned as being an area of Existing Employment

9.2 The proposed development is within land zoned as existing employment with the proposed office building and weigh bridge to be used by a company already operating within the Harbour Area who are to relocate from elsewhere within the harbour area. The proposal being an employment use within an area zoned for employment complies with the land zoning of the Area Plan.

### 10.0 Strategic Planning Policy Statement (SPPS)

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 granted permission where there is no harm to areas of acknowledged importance. I am satisfied that the proposal is compliant with the area plan and given the comments from the Consultees there appears to be no harm to other areas of acknowledged importance.

### 11.0 Planning Policy Statement 4

Policy PED 1 indicates that light and general industrial uses as well as storage and distribution are acceptable uses within an area zoned as existing employment. The proposal, for an industrial salt business, is compliant with policy PED 1 and is an acceptable form of development at this site. The office space created by the proposal will be 226sqm and falls within a B1 use as specified within the Planning (Use Classes) Order NI 2015 it is also an acceptable use at this site.

### 12.0 Conclusion

Having considered the opinions of the Consultees and the designations within the Area Plan and relevant planning policy I am content to recommend approval for this application.

Summary of Recommendation: Having had regard to the area plan and all other material considerations the proposal is recommended for approval with conditions.

## 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. Prior to the occupation of the proposed development, the applicant shall submit to Belfast City Council Planning Service, for approval, a Verification Report. This report must demonstrate that all remedial measures outlined in the Pentland Macdonald report titled 'Contamination Assessment and Remediation Strategy Wilson Salt Ltd, Duncrue Street, Belfast' dated June 2016, Report number PM16-1068 have been implemented. The verification report shall demonstrate the successful completion of remediation works and that the site is now fit for the intended end-use (Commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.

In particular, this Verification Report must demonstrate:

- All commercial buildings have gas protection measures in line with CIRIA C665 Characteristic Situation 2.
- Emplace a 0.6m layer of 'clean' subsoil and topsoil.
- Emplace a geotextile membrane across all landscaping areas prior to emplacement of clean soils
- All remaining areas of development have been covered with hardstanding

Reason: Protection of human health

3. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No C02 Rev A bearing the DOE Planning date stamp 24/2/16, 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.

5. The development hereby permitted shall not become operational until hard surfaced parking areas have been constructed and permanently marked in accordance with the approved Drawing. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

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

6. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

#### Informatives

1. The purpose of the Condition 2 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks

2. The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999.

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.

4. Notwithstanding the terms and conditions of the Department of Environment's 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 Regional Development'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 Belfast North Section Office, 148-158 Corporation Street, Belfast BT1 4DH. A monetary deposit will be required to cover works on the public road.

5. All construction plant and materials shall be stored within the curtilage of the site.

6. It is the responsibility of the developer to ensure that:- surface water does not flow from the site onto the public road; the existing roadside drainage is accommodated; no water flows from the public road onto the site; surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

7. The Waste and Contaminated Land (NI) 1997

The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be

required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

Signature(s)

Date:

## ANNEX

<b>Date Valid</b>	21st December 2015
<b>Date First Advertised</b>	29th January 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 20 Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AL, The Owner/Occupier, 76 Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AR, The Owner/Occupier, 78 Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AR, The Owner/Occupier, 86 Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AR, The Owner/Occupier, Brooks Belfast,27 Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AL, The Owner/Occupier, Store,27 Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AR, The Owner/Occupier, UNIT 2,68-74,Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AR, The Owner/Occupier, Unit 1,68-74,Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AR, The Owner/Occupier, Unit 4,68-74,Duncrue Street,Low-Wood Intake,Belfast,Antrim,BT3 9AR,	
<b>Date of Last Neighbour Notification</b>	18th February 2016
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Summary of Consultee Responses</b>  No objections subject to inclusion of conditions and informatives	
<b>Drawing Numbers and Titl</b>	

Drawing No. 01A  
Type: Site Location Plan  
Status: Approved

Drawing No. 02A  
Type: Site Layout or Block Plan  
Status: Approved

Drawing No. 03  
Type: Proposed Plans  
Status: Approved

**Notification to Department**

Date of Notification to Department: N/A