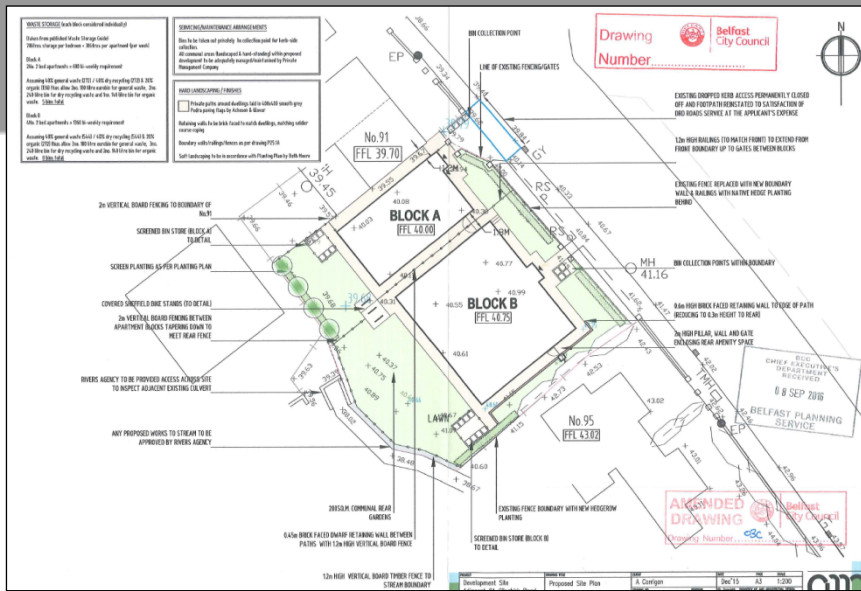
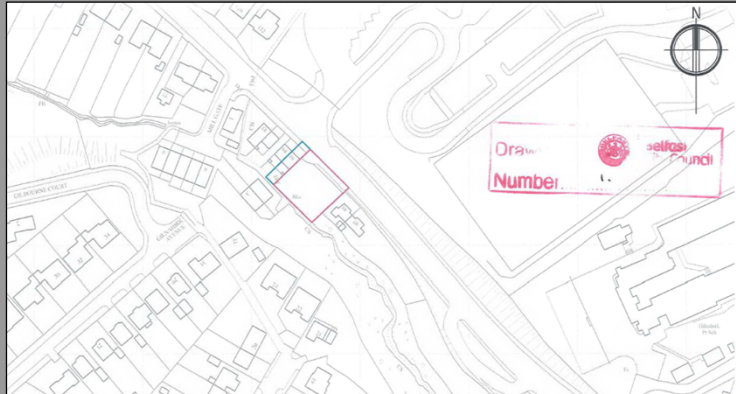


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2016/0343/F	
Proposal: Proposed six (two bedroom) apartments in two (two-storey) blocks with associated site works.	Location: Land adjacent to 91 Gilnahirk Road Belfast BT5 7QL
Referral Route: The planning application is for more than four residential units.	
Recommendation:	Approve
Applicant Name and Address: Anthony Corrigan 91 Gilnahirk Road Belfast BT5 7QL	Agent Name and Address: AMD Architectural Design 8 Canvy Manor Drumnacanvy Portadown BT63 5LP
Executive Summary: The application seeks the construction of six (two bedroom) apartments in two (two-storey) blocks with associated site works. The main issues to be considered in this case are: <ul style="list-style-type: none"> • Principle of apartments on the site • Impact on residential amenity • Impact on the character of the area • Access/Parking • Drainage/Flooding <p>The site is within the settlement development limit for Belfast and not zoned within BMAP. Gilnahirk Road forms part of a community greenway (BT 147/07 – Odyssey/Tullycarnet Park/Ormeau Park).</p> <p>The principle of apartment development has been established under previous planning permissions Y/2013/0255/O and Y/2014/0082/RM, approved in 2014.</p> <p>The proposed development complies with the area plan and relevant policy and guidance. Consultees have no objections.</p> <p>There were no objections to this planning application.</p> <p>It is recommended to approve subject to conditions as set out in the case officer's report.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport	No objection
Statutory	NI Water - Multi Units East	No objection

Statutory	Rivers Agency	No objection
Non Statutory	Environmental Health Belfast City Council	No objection
Statutory	NIEA Water Management	No objection
Statutory	NIEA Historic Monuments Unit	No objection
Non Statutory	Belfast City Council City and Neighbourhood Department	No objection
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	
Representations from Elected representatives	None	
Characteristics of the Site and Area		
1.0	Description of Proposed Development	
	This planning application seeks the construction of six (two bedroom) apartments in two (two-storey) blocks with associated site works.	
2.0	Description of Site and Area	
2.1	The site is located between 91 and 95 Gilnahirk Road and is a vacant land infill site. There is a fall in the site topography from 95 to 91 Gilnahirk Road. To the rear of the site is the Gilnahirk Stream beyond which there is a steep bank (with trees) rising to properties at Gilnahirk Avenue and Gilnahirk Walk. Directly behind 91 Gilnahirk Road and the northwest corner of the site are residential properties 2 and 3 Mill Gate.	
2.2	The immediate vicinity is residential in nature with a mixture of bungalows and two storey properties set within curtilages with front and rear amenity space. Apartments have been constructed at the Mill Gate development that bounds the site. On the opposite side of Gilnahirk Road are Our Lady and St. Patrick's College and Gilnahirk Primary School.	
Planning Assessment of Policy and other Material Considerations		
3.0	Site History	
3.1	In 2013 planning permission was granted approval for two semi-detached houses (Y/2012/0053/F). Planning approval was then granted in 2014 for a single apartment block comprising four apartments (Y/2013/0255/O and Y/2014/0082/RM).	
4.0	Policy Framework	
4.1	Belfast Metropolitan Area Plan 2015	
	<ul style="list-style-type: none"> • Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits • Odyssey/Tullycarnet Park/Ormeau Park Community Greenway (BT 147/07) • 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 	

	<p>Established Residential Areas</p> <ul style="list-style-type: none"> • Planning Policy Statement 15 – Planning and Flood Risk • Supplementary Planning Guidance – Creating Places • Supplementary Planning Guidance – Parking Standards • Development Control Advice Note 8 – Housing in Existing Urban Areas
5.0	Statutory Consultee Responses
	<ul style="list-style-type: none"> • Rivers Agency – The site is bound to the south-west by a watercourse which is designated under the terms of the Drainage (Northern Ireland) Order 1973 and known as ‘Gilnahirk Stream’. In accordance with PPS 15 – FLD 2 – it is strongly advised that a working strip of appropriate width is retained to enable riparian landowners to fulfil their statutory obligations/responsibilities. The site is shown to be affected by large portions of predicted pluvial flooding. Although a Drainage Assessment is not required by the policy the developer should still be advised to carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere. No objection subject to informatives • Transport NI – No objection subject to conditions and informatives • NI Water – No objection subject to informatives • NIEA Water Management – No objections subject to conditions • NIEA Historic Monuments Unit – No objections
6.0	Non Statutory Consultee Responses
	<ul style="list-style-type: none"> • Belfast City Council Environmental Health – No objection subject to informatives • Belfast City Council City and Neighbourhood Department – No objection
7.0	Representations
7.1	There were no representations to this planning application.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The application site is located within the settlement development limits of Belfast. It is not located within any designated BMAP sites. Gilnahirk Road forms part of a community greenway (BT 147/07 – Odyssey/Tullycarnet Park/Ormeau Park).
9.2	The key issues in this planning application are: planning history on the site and the immediate vicinity, demolition of the existing properties, site density, design, access/parking, amenity, landscaping, overlooking, dominance, building line, boundary treatment, space standards, drainage and waste storage.
9.3	<p>Strategic Planning Policy Statement for Northern Ireland</p> <p>The purpose of planning is to prevent proposals which would unacceptably affect amenity and the existing use of land. Planning authorities are 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.</p>
9.4	<p>Planning History</p> <p>The principle of apartment block development has been established on this site by way of</p>

9.5	<p>planning approval Y/2013/0255/O and Y/2014/0082/RM. Within the immediate vicinity an apartment development has been constructed at the neighbouring Mill Gate development.</p>
9.6	<p>Topography</p> <p>The topography of the site presents a fall from 95 to 91 Gilnahirk Road (1.71m). However it is in a context of a steeply rising Gilnahirk Road – 2.07m from property 91 to 95. Cutting of the land is proposed as detailed on drawing 12, and retaining structures to include: a one metre high stone filled gabion wall between the stream and garden, a 0.9 metre high wall between the edge of the path adjacent to Block B and the boundary with 95 Gilnahirk Road and a 0.45m step between the two blocks.</p>
9.7	<p>Site Density</p> <p>Policy QD1 of PPS 7 (a) stipulates that proposed developments should by way of their layout respect the surrounding context. The vicinity of Gilnahirk Road is residential in nature with bungalows and two-storey properties set within plots with front and rear amenity space. Apartments have been constructed at the adjacent Mill Gate development that increases the density of the area. The proposed development complies with Policy LC1 (a and b) of PPS 7 Addendum in that the proposed density of this infill site is not significantly higher than the established residential area; and the pattern of development is in keeping with the established residential area – the design of the proposed apartment blocks take the form of townhouse development.</p>
9.8	<p>Design</p> <p>Policy QD1 of PPS 7 (g) stipulates that the design of the dwellings must draw upon the best traditions of form, materials and detailing. The proposed development resembles the form of a detached house and a pair of semi-detached properties constructed from red brick at ground floor and painted render at first floor level. Other finishes include: slate tile roof, black upvc rainwater goods, composite doors and upvc windows. The proposed design is compliant with the surrounding context (not within a Conservation Area or Area of Townscape Character). The vertical fenestration and solid to void ratio is acceptable, and the front amenity space is demarcated by a brick wall with black metal railings atop.</p>
9.9	<p>Access/Parking</p> <p>Transport NI have been consulted regarding the proposed development and have offered no objection. PPS 3 Policy AMP 7 (Car Parking and Service Arrangements) stipulates that adequate provision for car parking should be facilitated that does not prejudice road safety or significantly inconvenience the flow of traffic. The precise amount of car parking will be determined according to the specific characteristics of the development and its location. Creating places stipulates a requirement of 9 unassigned parking spaces for six (two bed) apartments. No in-curtilage parking provision is included within the proposed development. PPS 3 Policy AMP 7 states that a reduced level of car parking provision is acceptable where the development is in a highly accessible location well served by public transport or where the development would benefit from a spare capacity available in nearby public car park or adjacent on street parking. A parking survey and transport statement was submitted by the applicant to justify the non provision of in-curtilage parking provision. Transport NI have assessed the submitted report and offer no objection to the development proposal.</p>
9.9	<p>Amenity</p>

9.10	<p>Creating Places stipulates that communal private amenity space is acceptable for apartment developments. Such spaces should range between 10-30sqm per unit. The proposal has 200 square metres of communal private amenity space to the rear of the buildings and is commensurate with these standards and as such is considered acceptable. DCAN 8 states that housing layouts need to maintain a clear definition between the public or civic realm of the street and private space associated with the development. Front gardens, or other forms of defensible space, of even a modest size, can provide an effective buffer to the street. The proposed development has provided this and as such is compliant with PPS 7 QD1 (c) in that a sufficient amount of private open space has been provided.</p>
9.11	<p>Overlooking</p> <p>PPS 7 Policy QD1 (h) states that the layout will not create conflict by overlooking between proposed and/or existing dwellings. The main issue surrounds the separation distance between block A (rear elevation – bedroom windows) and the boundary with 2 Mill Gate which is only 6.8 metres. The previous planning approval (Y/2014/0082/RM) permitted the same separation distance between the properties. As such the principle has been established, however it has been requested that screen planting (Mountain Ash, mature height 7-12m) is incorporated along the common boundary (drawing 10).</p>
9.12	<p>Dominance</p> <p>PPS 7 Policy QD1 (h) states that the layout will not create conflict by dominance causing overshadowing between proposed and/or existing dwellings. The proposed construction of the apartments maintains an acceptable ridge and building line on Gilnahirk Road. There will be no conflict caused on neighbouring properties through dominance caused by the scale and mass of the dwellings. The depth of the properties is commensurate with the adjacent properties – 91 and 95 Gilnahirk Road. No significant impact is likely on 91 Gilnahirk as there is only a first floor rear window and a very small enclosed yard. A streetscape drawing (07A) illustrates the proposed development in the context of the adjacent properties.</p>
9.13	<p>Building Line</p> <p>DCAN 8 states that retaining the building line is an important way of maintaining the character of the area. The proposal maintains the building line of this side of Gilnahirk Road.</p>
9.14	<p>Landscaping</p> <p>PPS 7 Policy QD1 (c) states that planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area. The proposed development is to have planting to the rear of the front wall (low hedging), and three Mountain Ash planted as screening between 2 Mill Gate and the common boundary with block A. The majority of the amenity space is proposed to be grass lawn with pathways around the development constructed from smooth grey Pedra paving flags.</p> <p>Boundary Treatment</p> <p>DCAN 8 states that boundary treatments can have an important influence on local character, and should be retained where possible, in order to protect the surrounding street character. Well-designed walls or railings, and planting, can be used to mitigate the detrimental visual impact of cars and dustbins. The existing fence bounding Gilnahirk</p>

9.15	<p>Road is to be replaced by a new low brick boundary wall, brick pillars and black metal railings, with native hedge planting behind. The railings (1.2m high) will also extend from the front boundary to the gates between Blocks A and B. A vertical timber fence of 1.2 metres in height will continue between the blocks and a two metre high fence will separate the rear amenity spaces, tapering down to meet the rear boundary (1.2m high vertical board timber fence) adjacent to the Gilnahirk Stream.</p> <p>Space Standards</p>
9.16	<p>In compliance with Policy LC1 (c) of PPS 7 Addendum the proposal would just meet the recommended minimum space standards (60/65sqm) set out in Annex A for single storey three person/two bedroom apartments.</p> <p>Drainage</p>
9.17	<p>The site is bound to the south west by a watercourse which is designated under the terms of the Drainage (Northern Ireland) Order 1973 and known as the 'Gilnahirk Stream'. In accordance with Revised PPS 15 Policy FLD 2 a working strip of appropriate width is to be retained (shown on drawing 03B) to enable riparian landowners to fulfil their statutory obligations/responsibilities. The site is shown to be affected by large portions of predicted pluvial flooding. Although a Drainage Assessment is not required under PPS 15, the developer should still be advised to carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere.</p> <p>Waste Storage</p> <p>Belfast City Council City and Neighbourhood Department confirm that there is adequate waste storage space proposed for this development. The waste storage facilities are to be timber structures measuring 2.35m height, 3m width and 0.95m depth, and located to the rear of the premises.</p>
9.16	<p>Conclusion</p> <p>The principle of apartment block development has been established on this site by way of planning approval Y/2013/0255/O and Y/2014/0082/RM. The proposed density of this infill site is not significantly higher than the established residential area; and the pattern of development is in keeping with the established residential area – the design of the proposed apartment blocks take the form of townhouse development. A parking survey and transport statement was submitted by the applicant to justify the non provision of in-curtilage parking provision. Sufficient amenity space and waste storage has been proposed to the rear of the two apartment blocks, with landscaping and boundary treatment applicable to the site and the immediate vicinity. The provision of tree planting along the rear boundary will help to significantly reduce potential overlooking into 2 Mill Gate from Block A. It is unlikely that there will be any significant detrimental impact by way of dominance/loss of light on adjacent properties. A working strip of appropriate width is to be retained to enable riparian landowners to fulfil their statutory obligations/responsibilities. Having regard to the policy context and other material considerations above, the proposal is deemed to be acceptable and recommended for approval.</p>
10.0	<p>Summary of Recommendation</p> <p>Approval</p>

11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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 materials to be used in the construction of the external surfaces of the building hereby permitted, shall be as stipulated on drawings 04B and 05B, date stamped 26 August 2016. Reason: In the interest of visual amenity. 3. All boundary treatments shall be completed in accordance with the approved drawings 03C date stamped 08 September 2016 and 08A date stamped 26 August 2016. Reason: To safeguard the privacy and amenity for prospective residents. 4. All hard and soft landscape works shall be completed in accordance with the approved drawing 10A date stamped 08 September 2016 the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to the expiration of the first planting season following occupation of any part of the development hereby permitted. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape. 5. Prior to the expiration of the first planting season following occupation of any part of the development hereby permitted three Sorbus Aucuparia shall be planted along the rear boundary of the amenity space pertaining to Block A as shown on drawing 10A date stamped 08 September 2016. Reason: To safeguard the privacy and amenity for residents of 2 Mill Gate. 6. All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape. 7. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of Belfast City Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless Belfast City Council gives its written consent to any request for variation. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape. 8. A working strip is to be retained in accordance with drawing 03C date stamped 08 September 2016. Reason: To enable riparian landowners to fulfil their statutory obligations/responsibilities in relation to Gilnahirk Stream.
12.0	Notification to Department (if relevant)

	N/A
13.0	Representation from elected member: None

ANNEX	
Date Valid	15 February 2016
Date First Advertised	04 March 2016
Date Last Advertised	N/A
The Owner/Occupier, 2 Mill Gate, Tullycarnet, Belfast, Down, BT5 7GY, The Owner/Occupier, 3 Mill Gate, Tullycarnet, Belfast, Down, BT5 7GY, The Owner/Occupier, 91 Gilnahirk Road, Gortgrib, Belfast, Down, BT5 7QL, The Owner/Occupier, 95 Gilnahirk Road, Gortgrib, Belfast, Down, BT5 7QL, The Owner/Occupier, Our Lady And St Patrick's College, Kingsway Gardens, Gortgrib, Knock, Belfast, Down, BT5 7DQ,	
Date of Last Neighbour Notification	09 March 2016
Date of EIA Determination	N/A
ES Requested	No
Notification to Department (if relevant)	
N/A	