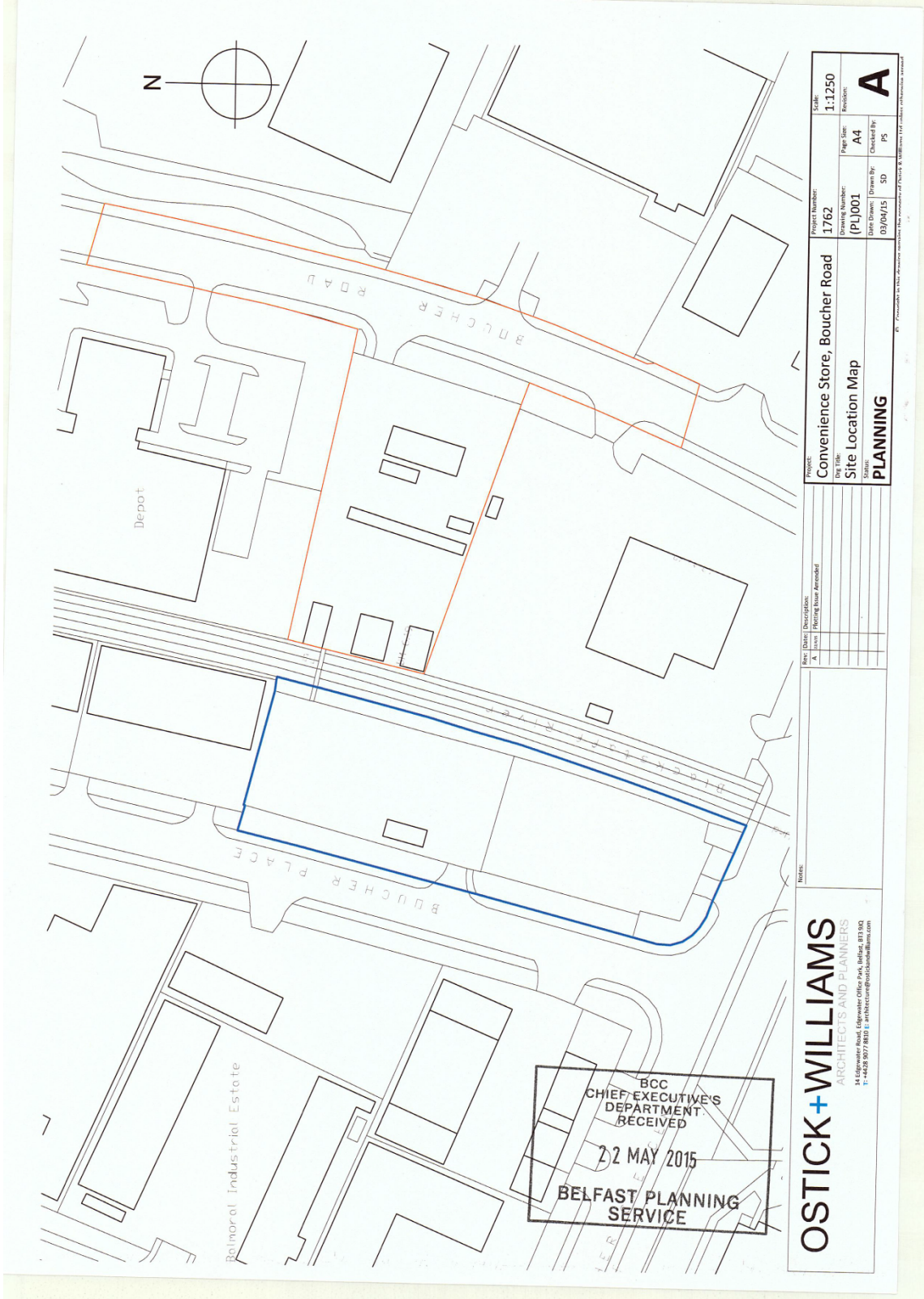


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2015/0387/RM	
Proposal: Small format convenience foodstore with associated parking, service area, access and general siteworks	Location: 47 Boucher Road Belfast County Antrim BT12 6HR
Referral Route: Belfast City Council owned land	
Recommendation:	Approval
Applicant Name and Address: Gilbert Ash Ltd c/o agent	Agent Name and Address: Ostick and Williams Ltd 14 Edgewater Road Belfast BT3 9JQ
<p>Executive Summary: This Reserved Matters application is for a proposed small format convenience foodstore with associated parking, service area, access and general siteworks. The principal of development was established in the granting of the outline approval Z/2011/0359/O dated 08/06/12, this application will assess issues surrounding siting, design and external appearance, the means of access, parking and the landscaping of the site.</p> <p>The Development Plan identifies the site as white land.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> ● siting ● design and external appearance ● road safety <p>The proposal was assessed against the Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 3: Access, Movement and Parking.</p> <p>DoE Historic Monuments Unit had no objection to the proposal. Transport NI also responded to consultation with conditions for approval. There were no representations received.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan



OSTICK+WILLIAMS		ARCHITECTS AND PLANNERS	
14 Edgewater Road, Edgewater Office Park, Belfast, BT3 9AQ		T: +4428 2077 8812 architecture@ostickwilliams.com	
Notes:	Rev: (Date) Description:	Project Number:	Scale:
	A () Floor Area Amended	1762	1:1250
		Client:	Revision:
		Convenience Store, Boucher Road	
		Site Location Map	Page Size: A4
		PLANNING	Checked by: A
			Drawn By: SD
			Checked By: PS
			Drawn By: SD
			Checked By: PS
			Drawn By: SD
			Checked By: PS

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
Characteristics of the Site and Area	
<p>1.0 Description of Proposed Development Proposed small format convenience foodstore with associated parking, service area, access and general siteworks.</p> <p>2.0 Description of Site The site is located at 47 Boucher Road, Belfast. The site is flat with a number of two storey and single storey buildings. The boundaries are defined by metal fencing with some trees to the northern boundary at the access.</p>	
Planning Assessment of Policy and Other Material Considerations	
<p>3.0 Planning History Z/2011/0359/O – Proposed small format convenience foodstore with associated parking, service area, access and general site works – Permission granted – 08/06/12</p> <p>4.0 Policy Framework 4.1 Belfast Metropolitan Area Plan 2015 4.1.1 No zones 4.2 Strategic Planning Policy Statement (SPPS) 4.2.1 Parts 4.23 – 4.30 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking 4.3.1 AMP 1 - Creating an Accessible Environment 4.3.2 AMP 2 – Access to Public Roads</p> <p>5.0 Statutory Consultees Responses 5.1 DRD Transport NI – No objection subject to conditions 5.2 DoE Historic Monuments Unit – No objection</p> <p>6.0 Non Statutory Consultees Responses 6.1 None</p> <p>7.0 Representations 7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.</p> <p>8.0 Other Material Considerations 8.1 None</p> <p>9.0 Assessment 9.1 The site is located within the development limits of Belfast as shown in the Belfast Metropolitan Area Plan 2015. The site is unzoned and situated on white land.</p> <p>9.2 The application relates to a proposed small format convenience foodstore with associated parking, service area, access and general siteworks. The principal of development was established in the granting of the outline approval Z/2011/0359/O dated 08/06/12, this application will assess issues surrounding siting, design and external appearance, the means of access, parking and the landscaping of the site.</p>	

9.3 The proposed foodstore will be sited to the rear of the site as was indicated at outline but not conditioned. Parking is indicated to the front of the store.

9.4 The proposed foodstore is single storey with a slanted roof which measures approximately 6.9m at its highest point from finished floor level. There is also a flat roofed canopy to the front elevation covering the entrance. It is largely square in shape and with a projecting element to the side for delivery of goods. The proposed external materials are white render walls and profiles cladding panels in silver which are both acceptable for the area. The gross internal floorspace is shown as 978 sqm and the net retail sales floorspace is shown at 782 sqm which was conditioned to be as such at outline.

9.5 Access to the sites is from the existing access. The plans indicate that the existing planting to the north of the access which shall be conditioned. Transport NI have no objections to the proposal in terms of parking or road safety and have suggested conditions to be attached to the Decision Notice should approval be granted.

9.6 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended.

10.0 Summary of Recommendation: Approval with conditions

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval with conditions

Conditions:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-

- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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 04, dated stamped received 22 May 2015. 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 04, date stamped received 22 May 2015, 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 shall not be occupied until secure cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.

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

transport to the private car.

5. The existing planting, as indicated on Drawing No 04, date stamped received 22 May 2015, shall be permanently retained.

Reason: In the interest of visual amenity

6. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted at such time as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

Informatives

1. Notwithstanding the terms and conditions of the Council'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 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.

2. 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.

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

4. Provision shall be made to the satisfaction of Transport NI, to ensure that surface water does not flow from the site onto the public road.

5. The applicant's attention is drawn to:

- i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978; and

- ii. the Code of Practice for Access for the Disabled to buildings.

6. The applicant is advised that the internal layout of the proposal should make adequate provision for the needs of people with disabilities. Further advice is set out in Development Control Advice Note ""Access for People with Disabilities"" available from Divisional Planning Offices.

7. This Decision should be read in conjunction with the Approval of Z/2011/0359/O.

ANNEX	
Date Valid	22nd May 2015
Date First Advertised	26th June 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 15 Wildflower Way, The Owner/Occupier, 2-6 Boucher Plaza, Boucher Road The Owner/Occupier, 49, 53, Boucher Road, Ballymurphy The Owner/Occupier, 56-58,Boucher Place, Ballymurphy The Owner/Occupier, Boucher Road, Ballymurphy The Owner/Occupier, Unit 1,36-38,Boucher Road The Owner/Occupier, Unit 1,Leslie Retail Park, Boucher Road The Owner/Occupier, Unit 2,36-38,Boucher Road The Owner/Occupier, Unit 2,Leslie Retail Park, Boucher Road, The Owner/Occupier, Unit 3,Leslie Retail Park, Boucher Road	
Date of Last Neighbour Notification	9th July 2015
ES Requested	No
Planning History Ref ID: Z/2011/0359/O Proposal: Proposed small format convenience food store with associated parking, service area, access and general site works Address: 47 Boucher Road, Belfast, BT12 6HR, Decision: Decision Date: 11.06.2012	
Notification to Department (if relevant) Date of Notification to Department: N/A	