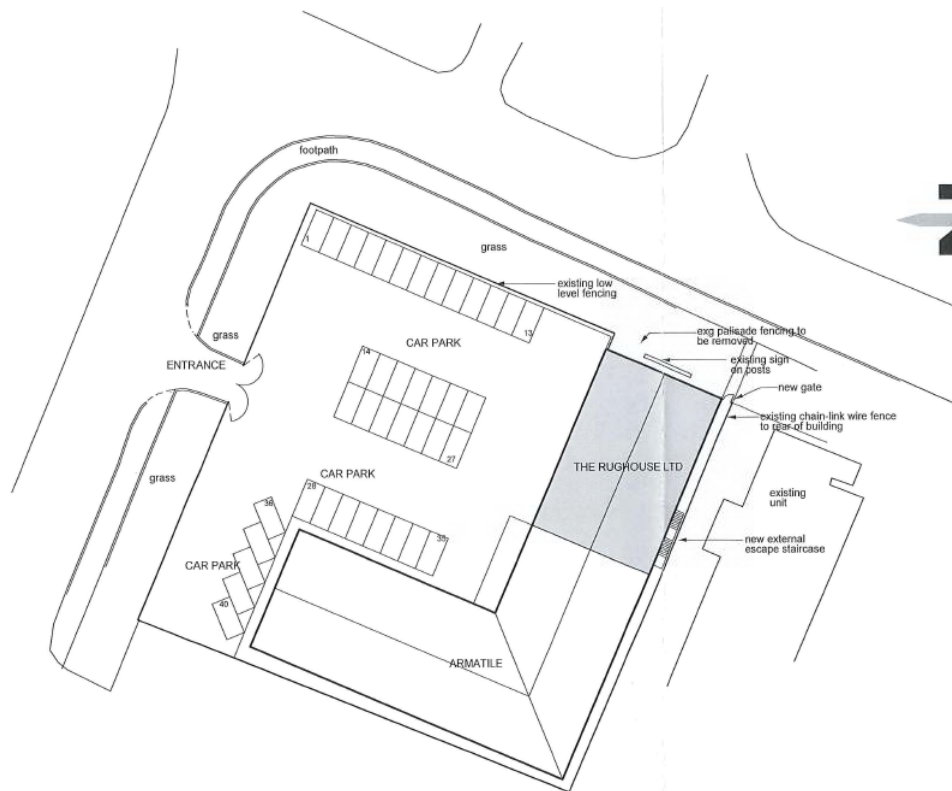


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2016/0626/F	
Proposal: Variation of condition 6 of planning approval Z/2005/2236/RM to subdivide premises and construct internal mezzanine to increase gross internal floorspace by 330sqm and external alterations to rear facade.	Location: 58-60 Boucher Crescent Belfast BT12 6HU
Referral Route: Belfast City Council has an estate in the land.	
Recommendation:	Approve
Applicant Name and Address: The Rughouse Ltd 23 Shepherds Way Carnbane Industrial Estate Newry	Agent Name and Address: Bernard Dinsmore Chartered Architect 24a Duke Street Warrenpoint BT34 3JY
Executive Summary: Planning permission has been sought for the non-compliance with condition 6 of planning approval Z/2005/2236/RM to subdivide a larger unit to form 2 retail units for bulky good use and incorporate a mezzanine floor in the new retail unit. The site currently occupied by Armatile and is located on Boucher Crescent. The main issues to be considered in this case are: •The principle of subdividing an existing retail unit and the creation if a retail unit at this location •Access, parking and servicing arrangements Consultees raised no objection to the proposal No representations were received regarding this proposal. It is recommended that this application is approved subject to conditions.	

Case Officer Report

Site Location Plan



Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Transport NI - Hydebank	No objection informatives recommended
Non Statutory	Env Health Belfast City Council	No objection informatives recommended
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 Characteristics of the Site and Area		
<p>1.1 This site is currently occupied by Armatile (a retail warehouse selling bulky goods) and comprises a tile store and trade counter attached to the showroom which is located to the immediate east of the site. The site sits on a corner of Boucher Crescent. The building is part of an existing L shaped building and is located on a corner at Boucher Crescent. The Unit faces into the existing car park which currently serves the site.</p>		
2.0 Proposal		
<p>2.1 The application seeks to vary from condition 6 of reserved matters approval Z/2005/2236/RM to subdivide the premises and construct an internal mezzanine floor to increase internal floor space by 330sqm with external alterations to the rear facade.</p>		
<p>2.2 Condition 6 of Z/2005/2236/RM states that: <i>The total gross floorspace hereby approved shall not exceed 1125 square metres when measured internally and shall not be subdivided.</i></p>		
<p>2.3 It is proposed that the existing building is split into 2 units. Armatile will remain in one unit and it is proposed that 'The Rughouse Ltd' will occupy the new unit. A mezzanine floor is proposed also. The ground floor of Rughouse Ltd will be 360 sq meters and the mezzanine 330 sq m. The ground floor incorporates 2 office, a staff room, washroom facilities and display and retail area.</p>		
3.0 Planning Assessment of Policy and Other Material Considerations		
<p>3.1 Policy Framework Belfast metropolitan Area Plan 2015 (BMAP) Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 3 (PPS3) – Access, Movement and Parking</p>		
<p>3.2 Statutory Consultee Responses Transport NI raised no objection to the proposal</p> <p>Non Statutory Consultee Responses Environmental Health offered no objections and recommended informatives.</p>		
<p>3.3 Representations No representations were received.</p>		
3.4 Assessment		
<p>3.4.1 The site is not zoned in BMAP. The Plan is silent on the proposal which falls to be considered against relevant regional policy.</p>		

3.4.2 The SPPS is the relevant policy document for assessing retail applications. The SPPS states at para 6.279 that retailing will be directed towards town centres. It also states that all policies and proposals must ensure there will be no unacceptable adverse impact on the viability and vitality of town centres. In some cases, depending on the type of goods, out of centre locations can be acceptable.

3.4.3 The SPPS further states that a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date the Local Development Plan. As such a Sequential test was carried out by the applicant to consider possible alternative sites in Belfast City Centre and edge of centre sites. It is accepted that retail warehouses can be difficult to accommodate in the city centre locations given their space requirements and servicing arrangements, so retail parks play a role in accommodating retail warehouse proposals.

3.4.4 Taking account of the space requirements the following locations were considered in Belfast City Centre: -

- Victoria Square - space available at basement level. Applicant considered that the units is too remote from the existing retail centre and the levels would not be practical as goods would require to be transported 2 levels to be delivered which is not practical.
- Castle Court – Unit 70 provides 2160sqm at first floor level. Applicant considers it impractical to get rugs delivered to this unit. Additionally the lift doors are not wide enough making it impossible to deliver and display such products.
- Hi Park -1329sqft unit available (adjacent to Lidl) however there is dedicated service yard to allow for the delivery of bulky goods.

3.4.5 The following units were considered on the edge of Belfast City Centre:-

- Cityside Retail Park - there are no existing suitable units available in this retail park

No other suitable sites were identified on the edge of Belfast City Centre.

3.4.6 The agent concludes there are no suitable premises in Belfast City Centre or edge of centre for this type of development. There is a number of existing retail warehouses in this area at Boucher and it is considered that the proposal is in keeping with the context of the wider Boucher retail area.

3.4.7 In total, the area proposed for the subdivided unit is 690m² including a mezzanine floor providing 330sqm of floorspace. It is considered that the floorspace provision in the subdivided unit will not compromise its ability to sell bulky goods and size of the proposal is considered to be of a scale appropriate to a retail warehouse use.

3.4.8 The existing vehicular access to/from Boucher Crescent and existing car parking will serve the site. Spaces for parking 40 vehicles are provided on site. Transport NI was consulted and offered no objections to the proposal including servicing arrangements subject to conditions and informatives. Having regard to the above and comments from Transport NI it is considered that subject to condition the proposal is in accordance with PPS 3.

3.4.9 The proposal also includes external changes including the change from a roller shutter door to a glazed entrance. Two new doors and external staircase are also proposed in the rear elevation. The external changes are considered acceptable.

Neighbour Notification Checked	Yes
Summary of Recommendation:	
<p>It has been demonstrated through the sequential test that the location is suitable for the proposed retail warehouse unit and on this basis the variation from condition 6 of the reserved matters approval Z/2005/2236/RM is considered acceptable and the application is recommended for approval subject to conditions as set out below.</p>	
Conditions:	
<p>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</p>	
<p>2. The retail warehouse unit hereby approved shall be used only for retail and ancillary storage of items listed here under and for no other purpose in Class 1 of the schedule to the Planning (Use Classes) Order (NI) 1989</p> <ul style="list-style-type: none"> a) DIY materials, products and equipment b) Garden materials, plant and equipment c) furniture and soft furnishings, carpets and floor coverings and bulky electrical goods; d) such other items as may be determined in writing by the Council as generally falling within the category of bulky goods <p>Reason: To control the nature range and scale of goods to be sold at this location to ensure compliance with the objectives of the SPPS.</p>	
Informatives	
<p>1. Clean Neighbourhoods and Environment (Northern Ireland) Act 2011 Should any unforeseen ground contamination be encountered during the development, all works on site should immediately stop. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (model procedures for management of land contamination – CR11) that details the nature of risks and any mitigation measures should be prepared and submitted for appraisal.</p>	
<p>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.</p>	
<p>3. All construction plant and materials shall be stored within the curtilage of the site.</p>	
Notification to Department (if relevant)	
N/A	
Representations from Elected members:	
N/A	

ANNEX	
Date Valid	10th March 2016
Date First Advertised	15th April 2016
Date Last Advertised	29th April 2016
Details of Neighbour Notification (all addresses) The Owner/Occupier, Armatile 58-60 Boucher Crescent Belfast BT12 6HU The Owner/Occupier, MAKE 6 Enterprise House Boucher Crescent Belfast BT12 6HU	
Date of Last Neighbour Notification	17th May 2016
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: Z/2003/2750/O Proposal: Site for erection of 1 No. retail warehouse unit with car parking and general site works Address: Ridgeway Plant Co Ltd, Boucher Crescent, Belfast, BT12 6HU Decision: Decision Date: Ref ID: Z/2005/2236/RM Proposal: Erection of 1 no retail warehouse unit with car parking and general site works. Address: Ridgeway Plant Co. Ltd, Boucher Crescent, Belfast, BT12 Decision: Decision Date: 05.07.2006	
Summary of Consultee Responses Transport NI raised no objection to the proposal and recommended informatives. Environmental Health offered no objections and recommended informatives.	
Drawing Numbers and Title 01, 02, 03, 04, bearing BBC date stamp 10 March 2016	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	