

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 th November 2016	
Application ID: LA04/2015/1443/F	
Proposal: Community facility to include offices and 8No. workshops units	Location: Lands to South West of 40-64 Brucevale Park Belfast
Referral Route: Belfast City Council has an interest in part of the site	
Recommendation: Approval subject to conditions	
Applicant Name and Address: CCRF 185 Cliftonpark Avenue Belfast BT14 6DT	Agent Name and Address: Fresh Design 667 Shore Road Whiteabbey BT37 0ST
<p>Executive Summary:</p> <p>The Development Plan shows that the site falls within the settlement limits of Belfast on land which is unzoned. It is adjacent however to land which is zoned for mixed use, BT 003.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development on the site • Traffic, access and road safety • Impact on the character of the area and residential amenity <p>The principle of a community facility on the site was established under planning permission Z/2012/0763/F for a 'Community facility to include offices and 8no workshop units' which was granted approval on 10/05/13 and remains extant.</p> <p>The proposed development seeks amendments to the approved development in terms of access and layout. The access is to be via a road constructed by Belfast City Council serving the Girdwood Hub. Transport NI was consulted and has no objections. To accommodate the amended access arrangement the facility is now in two buildings rather than one. Otherwise the design, scale and materials are the same. It is considered that there is no adverse impact on residential amenity or the character of the area.</p> <p>No representations were received.</p> <p>An approval is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan:



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

1.0 Description of Proposed Development
 Community facility to include offices and 8No. workshops units

2.0 Description of Site

The site is located at lands south west of 40-64 Brucevale Park, Belfast. The site is located off Clifton Park Avenue adjacent to the Girdwood Community Hub and runs along the rear of

houses which face onto Brucevale Park. The site is approximately rectangular in shape. It is currently grassed and has no development on it whatsoever. The site is relatively flat but slopes slightly to the east.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

Z/2012/0763/F - Community facility to include offices and 8no workshop units – Permission Granted – 10.05.13

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan (BMAP) 2015

4.1.1 Unzoned land

4.2 Strategic Planning Policy Statement for Northern Ireland (SPPS)

4.2.1 Good Design paras. 4.23 – 4.26

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.3.1 Policy AMP 1 - Creating an Accessible Environment

4.3.2 Policy AMP 6 – Transport Assessment

4.4 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation

4.4.1 Policy OS 1 – Protection of Open Space

5.0 Statutory Consultees Responses

5.1 DRD Transport NI – No objection subject to conditions

5.2 NI Water – No objection

6.0 Non Statutory Consultees Responses

6.1 Belfast City Council (BCC) Environmental Health – No objection

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press and no representations have been received.

8 Other Material Considerations

8.1 None

9 Assessment

9.1 The Development Plan shows that the site falls within the settlement limits of Belfast on land which is unzoned. It is adjacent however to land which is zoned for mixed use, BT 003. There is planning history on the site under application reference Z/2012/0763/F for a 'Community facility to include offices and 8no workshop units' which was granted approval on 10/05/13. Given this, the principle of development has already been established.

9.2 The proposed development seeks amendments to the approved development. The plans show two separate buildings, with access road between, whereas the approved development was for one large building. The approved vehicular access was taken directly from Clifton Park Avenue however the proposed access is from the adjacent access road to the south east of the site which leads off from Clifton Park Avenue. The overall proposed size is the same as that of the approved application, as are proposed external materials and design.

9.3 DRD Transport NI is the authoritative body on road safety and transport issues. Its consultation response dated 21/02/16 stated they had no objection to the proposal and suggested conditions to be included should approval be granted. A Transport Assessment Form was submitted also dated 11/11/15 and forwarded to Transport NI.

9.4 NI Water has no objections and suggested a number of informatives, as did Health and

Environmental Health Services.

9.5 As the proposal is in an area of unzoned open space OS 1 of PPS 8 applies, and a justification for the loss of this is normally submitted for consideration. Given there is an extant approval on the site for the same quantum of development and the only amendments are relating to layout and access then justification is not considered necessary.

9.6 No objections were received.

9.7 An approval is recommended subject to conditions.

Neighbour Notification Checked Yes

Summary of Recommendation: Approval subject to 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. The development hereby permitted shall not become operational until the vehicular access has been constructed in accordance with Drawing No.02 date stamped received 11th November 2015.

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

3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.02 date stamped received 11th November 2015 to provide for parking and servicing within the site. 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 in connection with the approved development.

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

4. The proposed planting as well as the soft and hard landscaped areas shall be implemented in accordance with Drawing No 02 date stamped received 11 November 2015 before the occupation of the development.

Reason: To ensure the provision of a high standard of landscape.

5. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

ANNEX	
Date Valid	19th November 2015
Date First Advertised	4th December 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) 122 – 128 Cliftonpark Avenue, Town Parks, Belfast, Antrim, BT14 6DS, 147 Cliftonpark Avenue, Town Parks 22 Brucevale Park, Town Parks, Belfast, Antrim, BT14 6BQ, 26 - 64 Brucevale Park, Town Parks, Belfast, Antrim, BT14 6BQ, Girdwood Community Hub, 10 Girdwood Avenue, Belfast	
Date of Last Neighbour Notification	18th August 2016
Date of EIA Determination	
ES Requested	No
Planning History	
<p>Ref ID: LA04/2015/0415/NMC Proposal: Site layout to be amended to include the provision of approximately 210m of 3.6m high ibex (or similar) fence along the western boundary of the Girdwood site (adjacent to Clifton Park Avenue). Matching gates to also be provided at the Road 1 and Road 2 accesses. Existing bow top railing to be removed to accommodate the erection of the 3.6m high ibex fence. Site layout to also be amended to include the increased height of the proposed fencing along the northern boundary of the Girdwood site. The height of this fencing is to be increased as follows: 60m length of 1.1m high flat top railing to be increased to 2.4m high wire mesh fencing Address: Site at former Girdwood Army Barracks, Cliftonpark Avenue/Brucevale Park/Kinnard Street, Belfast, BT14 6DR, Decision: WITHDR Decision Date: 17.08.2015</p> <p>Ref ID: LA04/2015/0860/NMC Proposal: 65m length of 1.1m high flat top railing to be changed to 2.4m high wire mesh fencing. 1.5m wide pedestrian gate and bitmac access path Address: Site of former Girdwood Army Barracks, Cliftonpark Avenue/Brucevale Park/Kinnard Street, Belfast, BT14 6DR, Decision: Decision Date:</p> <p>Ref ID: LA04/2015/1443/F Proposal: Community facility to include offices and 8No. workshops units Address: Lands to South West of, 40-64 Brucevale Park, Belfast, Decision: Decision Date:</p>	

Ref ID: Z/2012/0763/F

Proposal: Community facility to include offices and 8no workshop units [amended address].
Address: Lands to the south west of 40-64 Brucevale Park, to be accessed from Clifton Park Avenue.,

Decision: PG

Decision Date: 16.05.2013

Ref ID: Z/1985/2169

Proposal: REPLACEMENT OF HUT WITH NEW ISOLATION AND INTAKE UNIT FOR STRAY CATS

Address: 147 CLIFTONPARK AVENUE

Decision:

Decision Date:

Ref ID: Z/2011/0082/PREAPP

Proposal: 220 housing units

Address: 15a Antrim Road,

Decision:

Decision Date:

Ref ID: Z/2010/1054/F

Proposal: Demolition of existing wall and entrance gate and replacement with new wall, fence and gates, with proposed roadworks.

Address: Crumlin Road Gaol, 53-55 Crumlin Road, Belfast, BT14 6ST,

Decision:

Decision Date: 08.03.2011

Ref ID: Z/1990/2863

Proposal: Upgrading & Enhancing of derelict land

Address: CLIFTONPARK AVENUE/ROE STREET & 111-147 CLIFTONPARK AVENUE

Decision:

Decision Date:

Ref ID: Z/2013/0049/O

Proposal: Redevelopment of existing brownfield site to include community, education, business, health, recreational and residential use along with internal site layout. incorporating parking, leisure and landscaping, and connections to existing road and utilities infrastructure.

Address: Site at former Girdwood Army Barracks, Cliftonpark Avenue/Brucevale Park/Kinnard Street, Belfast,

Decision: PG

Decision Date: 22.01.2014

Ref ID: Z/2013/0048/F

Proposal: Development of a new community facility along with associated parking and site infrastructure.

Address: Site at former Girdwood Army Barracks, Cliftonpark Avenue/Brucefield Park/Kinnard Street, Belfast, BT14,

Decision: PG
Decision Date: 19.12.2013

Ref ID: Z/1983/1441
Proposal: HOUSING DEVELOPMENT
Address: BRUCEVALE PARK, DUNCAIRN AVENUE, BT14
Decision:
Decision Date:

Ref ID: Z/1984/1817
Proposal: PRIVATE HOUSING DEVELOPMENT
Address: BRUCEVALE PARK, CLIFTONPARK AVENUE, BT14
Decision:
Decision Date:

Ref ID: Z/1994/2437
Proposal: Replacement building (mother/kitten unit and sales area
Address: 147 CLIFTONPARK AVENUE BELFAST BT14
Decision:
Decision Date:

Notification to Department (if relevant) N/A

Date of Notification to Department:
Response of Department: