

Development Management Officer Report Committee Application

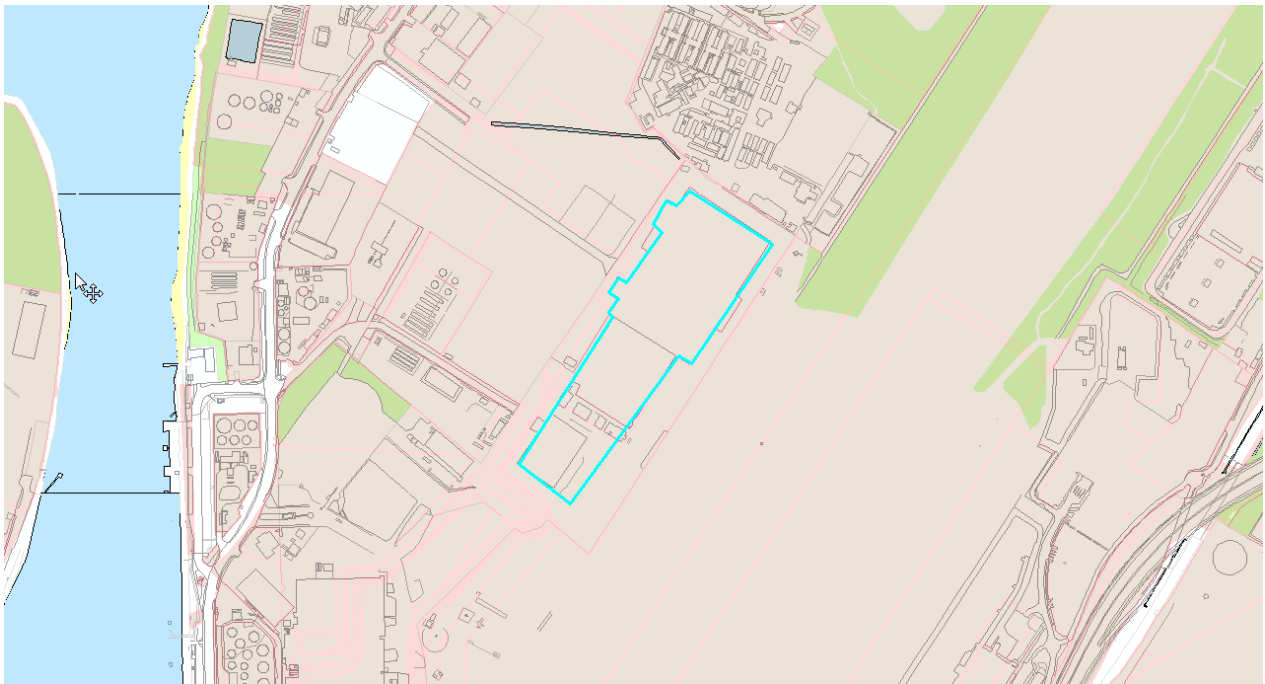
Summary	
Committee Meeting Date: 17 January 2017	
Application ID: LA04/2016/2460/F	
Proposal: Non-compliance with condition 2 of planning permission Z/2013/1267/F which refers to submission of a construction management strategy	Location: Bombardier Aerospace Wing Manufacturing and Assembly Facility Airport Road West Belfast BT3 9ED
Referral Route: Committee - Application relates to a major application reference Z/2013/1267/F	
Recommendation:	APPROVAL
Applicant Name and Address: Bombardier Aerospace 7 Airport Road Belfast BT3 9DZ	Agent Name and Address: MBA Planning Ltd 4College House Citylink Business Park Belfast BT12 4HQ
<p>Executive Summary:</p> <p>The site is situated at the Bombardier Aerospace Wing Manufacturing and Assembly Facility on Airport Road West in east Belfast. On site is the main assembly building for the aircraft manufacturing company, with the building itself covering an area of almost 39,000 square metres. The building is a typical aircraft hangar and finished in prefabricated sheet panel with a multi pitched roof and is accessed from Airport Road West.</p> <p>The application seeks permission for non-compliance with the requirements of condition 2 of planning application ref: Z/2013/1267/F which was for 'Alterations to the roof for the installation of roof mounted photovoltaic panels'. This was approved on 12.12.2013.</p> <p>The condition to effectively be removed relates to a safety strategy that had to be in place prior to commencement of construction, given the proximity of the site to the Belfast City Airport.</p> <p>The condition had been requested by Belfast City Airport to ensure adequate safety measures and procedures were provided for the duration of the development works. The condition required the agreement of details relating to the storage of materials, use of cranes and lighting.</p> <p>The development was completed in March 2015 without the agreement of the safety measures as required by the condition. Accordingly the development is in breach of this condition. The agent advises that the developer liaised directly with the Airport during the construction process. No cranes were used, temporary lighting details were provided to the airport, and storage of equipment and machinery did not affect airport operations. The agent indicates that the airport did not object to the construction operations at any time.</p> <p>In assessing this application consultation was undertaken with Belfast City Airport which has responded with no objections to the application.</p>	

As the development has now been completed and the airport have no objection, the application is considered acceptable and no continued risk to public safety has been identified.

Approval Recommended

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
Representations from Elected Representatives	None Received

Characteristics of the Site and Area

1.0 Description of Proposed Development

Non-compliance with condition 2 of planning permission Z/2013/1267/F which refers to submission of a construction management strategy

2.0 Site Description

The site is situated at the Bombardier Aerospace Wing Manufacturing and Assembly Facility on Airport Road West in east Belfast. On site is the main assembly building for the aircraft manufacturing company, with the building itself covering an area of 38870 square metres. The building is finished in prefabricated sheet panel with a multi pitched roof. The building sits on a flat site and is accessed from Airport Road West.

The area falls within the Harbour Estate and is designated as an area of employment and industry. The site lies adjacent to many industrial uses including petrochemical storage and manufacturing businesses. The site is also adjacent to Belfast City Airport.

3.0	Relevant Planning History Z/2013/1267/F for 'Alterations to the roof for the installation of roof mounted photovoltaic panels'. This was approved on 12.12.2013.
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS);
5.0	Statutory Consultee Responses
	none
6.0	Non Statutory Consultee Responses
	Belfast City Airport – no objections
7.0	Representations
	The application has been neighbour notified and advertised in the local press. No representations have been received.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The application seeks permission for non-compliance with the requirements of condition 2 of planning application ref: Z/2013/1267/F for 'Alterations to the roof for the installation of roof mounted photovoltaic panels'. This was approved on 12.12.2013.
9.2	<p>Condition 2 required the submission of construction management plan and reads as follows:</p> <p>Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Department covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the following matters:</p> <ul style="list-style-type: none"> - details of the area(s) subject to construction activity and the storage of materials and equipment - details of cranes and other tall construction equipment (including the details of obstacle lighting) - Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/operations-safety). - details of temporary lighting - Such details shall comply with Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/operations-safety). <p>The approved strategy (or any variation approved in writing by the Department) shall be implemented for the duration of the construction period.</p>

	<p>Reason: To ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Belfast City Airport and endanger aircraft movements and the safe operation of the aerodrome.</p> <p>Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Belfast City Airport through interference with communication, navigational aids and surveillance equipment</p> <p>9.3 The main policy considerations of this case are set out in the following:</p> <p>Strategic Planning Policy Statement (SPPS) Planning Policy Statement 18: Renewable Energy Belfast Metropolitan Area Plan 2015</p> <p>9.4 The main issue with the proposal is safety - in terms of public and aircraft safeguarding. The condition was requested by Belfast City Airport to ensure adequate safety measures and procedures were provided for the duration of the development works. The condition required the agreement of these details prior to development commencing.</p> <p>9.6 The development was completed in March 2015 without the agreement of the safety measures as required by the condition. Accordingly the development is in breach of this condition. The agent advises that the developer liaised directly with the Airport during the construction process. No cranes were used, temporary lighting details were provided to the airport, and storage of equipment and machinery did not affect airport operations. The agent indicates that the airport did not object to the construction operations at any time.</p> <p>9.6 In assessing this application consultation was undertaken with Belfast City Airport who have responded with no objections to the application.</p> <p>9.7 As the development has now been completed and the airport have no objection, the application is considered acceptable and no continued risk to public safety has been identified.</p>
Neighbour Notification Checked	Yes
<p>Conditions/Reasons for Refusal:</p> <p>This permission hereby granted, permits non-compliance of condition No. 2 of planning application Z/2013/1267/F, and should be read in conjunction with that decision notice.</p> <p>Reason: To ensure and acceptable form of development.</p>	

ANNEX	
Date Valid	10th November 2016
Date First Advertised	2nd December 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 9 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, 9 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, Airport Road West,Sydenham Intake,Belfast,Down,BT3 9DY, The Owner/Occupier, Depot,Airport Road,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, Shell Bitumen,Airport Road West,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, Store,Airport Road West,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, Works,Airport Road West,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, Works,Airport Road West,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, Works,Airport Road West,Sydenham Intake,Belfast,Down,BT3 9ED, The Owner/Occupier, Works,Airport Road,Sydenham Intake,Belfast,Down,BT3 9DY,	
Date of Last Neighbour Notification	30th November 2016
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: LA04/2015/0301/F Proposal: Construction and operation of combined heat and power generating station - variation of condition 6 (which restricted throughput to 120,000 tonnes per annum); and variation of condition 7 (which relates to the Transportation Service Management Plan) approved under Planning Reference Z/2014/1346/F Address: 7 Airport Road, Belfast, BT3 9DY, Decision: PG Decision Date: Ref ID: Z/2009/0092/F Proposal: Extension to existing aerospace manufacturing facility to include a new 700,000sq ft (approx) factory with associated servicing, landscaping, ancillary buildings and canteen. Address: Bombardier Aerospace, Airport Road West site, Airport Road West, Belfast	

Decision:
Decision Date: 22.06.2009

Ref ID: Z/2010/0140/F
Proposal: Extension to existing aerospace manufacturing facility to include 2 no. factory buildings, one of which was previously approved under planning application Z/2009/0092/F
Address: Bombardier Aerospace, Airport Road West Site, Airport Road West
Decision: PG
Decision Date: 07.06.2010

Ref ID: Z/2011/0606/F
Proposal: Amendments to design and layout of approved extension to existing aerospace manufacturing facility to include 2 no. factory buildings.
Address: Bombardier Aerospace, Airport Road West Site, Airport Road West, Belfast, BT3 9ED,
Decision:
Decision Date: 03.10.2011

Ref ID: Z/2013/1117/F
Proposal: Biogas combined heat and power engine unit (500 kW) and associated plant including gas decompression unit, gas storage tank and gas ISO container
Address: Bombardier Aerospace Wing Manufacturing and Assembly Facility Airport Road West Belfast BT3 9ED,
Decision: PG
Decision Date: 24.01.2014

Ref ID: Z/2013/1267/F
Proposal: Alterations to the roof for the installation of roof mounted photovoltaic panels
Address: Bombardier Aerospace, Wing Manufacturing and Assembly Facility, Airport Road West, Belfast, BT3 9ED,
Decision: PG
Decision Date: 13.12.2013

Ref ID: Z/2014/1346/F
Proposal: Construction and operation of a combined heat and power generating station for the treatment of refuse derived fuel (RDF) by gasification - amendments to layout and design of facility and plant from that previously approved under Z/2012/1387/F
Address: 7 Airport Road, Belfast, BT3 9DY,
Decision: PG
Decision Date:

Drawing Numbers and Title: N/A

Notification to Department (if relevant) N/A

Date of Notification to Department:
Response of Department:

Representations from Elected Members: None