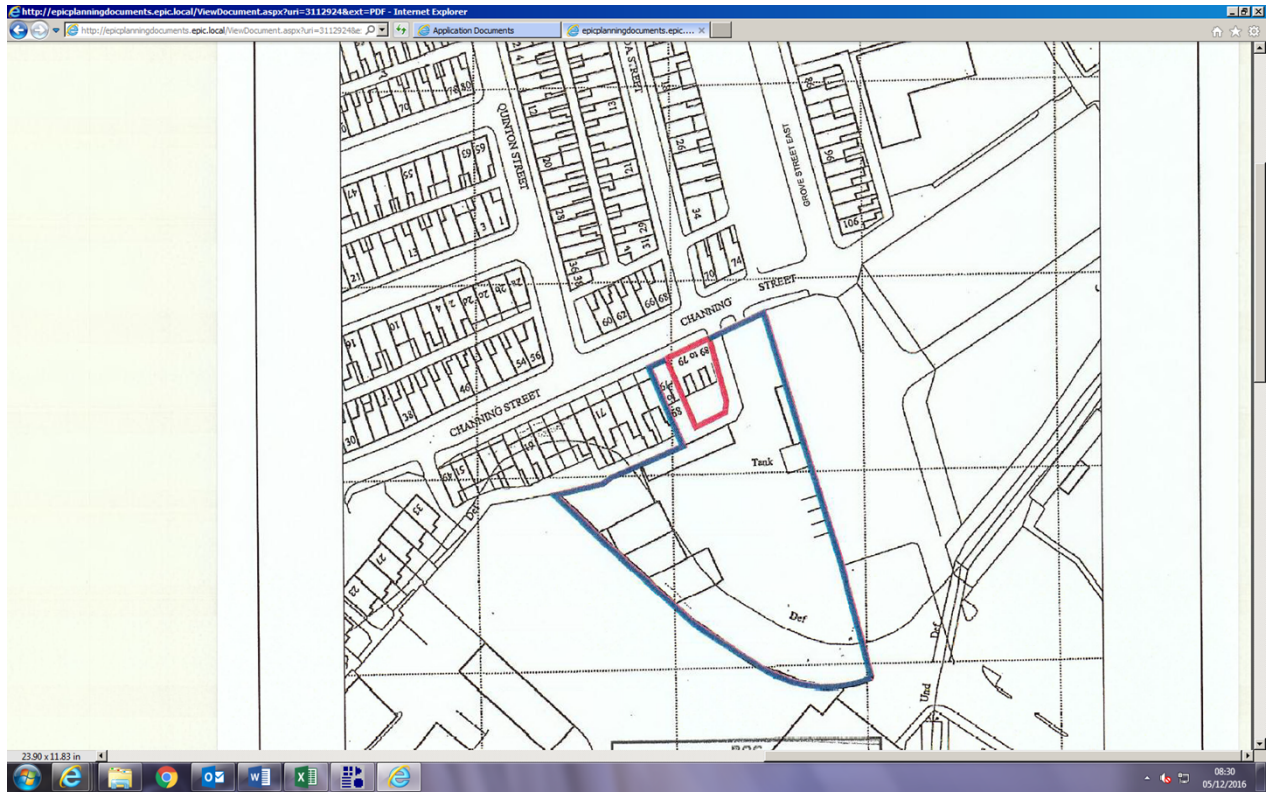


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 January 2017	
Application ID:	LA04/2015/1536/F
Proposal: Demolition of derelict houses and the construction of 6 No. new apartments	Location: 81, 83 and 85 Channing Street Belfast BT5 6GP
Referral Route: Application is for more than four residential units.	
Recommendation:	Approval
Applicant Name and Address: Mr T Anderson 76 Circular Road Belfast BT4 2GD	Agent Name and Address: Michael Whitley Architects Parkway Studios Belmont Business Park 232-240 Belmont Road Belfast BT4 2AW
<p>Executive Summary: This application seeks full planning permission the demolition of 3 dwellings and the construction of 6 apartments.</p> <p>The Development Plan (BMAP) identifies the site as within the development limits of Belfast.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> (a) Principle of residential use on the site (b) Road safety (c) demolition of dwellings (c) Visual and residential amenity <p>The proposal was assessed against the Development Plan (BMAP 2015); Strategic Planning Policy Statement for N. Ireland (SPPS); Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 7: Quality Residential Environments; Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas; and Planning Policy Statement 12: Housing in Settlements. The proposal complies with these policies.</p> <p>There were no objections and consultees have no objections.</p> <p>An approval with conditions is recommended as set out in the case officer's report.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	Transport NI - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	Consulted in Error
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Statutory	Transport NI - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Statutory	NI Water - Multi Units East - Planning Consultations	Advice

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

The site is located along Channing Street with adjacent residential and commercial land uses. The wider area is characterised by residential properties. A commercial haulage yard is located to the south. The northern and central portion of the site is occupied by a residential development, with the south portion of the site being made undeveloped. The site contains 3 terraced dwellings numbers 81, 83 and 85. A pedestrian right of way runs along the side of No. 85 Channing Street.

Planning Assessment of Policy and Other Material Considerations

Planning History

No relevant planning history.

Proposal

Demolition of existing dwellings and construction of 6 apartments.

Policy Framework

Belfast Metropolitan Area Plan (BMAP) 2015

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Good Design paras. 4.23 – 4.26

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

Policy AMP 1: Creating an Accessible Environment

Policy AMP 6: Transport Assessment

Planning Policy Statement (PPS) 7: Quality Residential Environments

Policy QD 1: Quality in New Residential Development

Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas

Policy LC 2: Protecting Local Character, Environmental Quality and Residential Amenity

Planning Policy Statement (PPS) 12: Housing in Settlements

Planning Control Principle 2: Good Design

Supplementary Planning Guidance – Creating Places

Supplementary Planning Guidance – Parking Standards

Development Control Advice Note 8 – Housing in Existing Urban Areas

Statutory Consultees Responses

Transport NI : No objection

NI Water: No objection

Non Statutory Consultees Responses

Belfast City Council (BCC) Environmental Health – No objection subject to conditions

Representations

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

Assessment

The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits.

The key issues are

- (a) Principle of residential use on the site
- (b) Road safety including access and parking
- (c) demolition of existing dwellings
- (c) Visual amenity and residential amenity

RDS 2035: The proposal complies with the RDS as it promotes sustainable development by accommodating residential development within an existing urban area.

SPPS: 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.

Principle of residential development

The proposed development is located within the settlement development limit of Belfast, and is in adherence with Policy SETT 2 as it is sensitive to the size and character of the settlement in terms of scale, form, design and use of materials. The dominant land use within this area of the city is residential use.

The proposed density is not significantly higher than that found in the established residential area, as there is a mixture of densities present in the area. The pattern of development is in keeping with the overall character and environmental quality of the established residential area, and the scheme promotes a sustainable form of development by facilitating a high degree of integration with centres of employment, community services and public transport.

The design of the proposal is appropriate to the local context. Bin storage is also located in the enclosed rear yard. Belfast City Council - City and Neighbourhood Department were consulted regarding the amount of waste storage provided. The bin storage provision is considered acceptable.

Road safety including access and parking- Policies AMP 1 and AMP 6

Transport NI is the authoritative body on road safety, access and parking. Although no incurtilage car parking is provided, Transport NI was consulted and having assessed the parking statement has no objections to the proposal.

The 3 former buildings were served by on street parking. The site has excellent public transport links being located within a few minutes' walk from Castlereagh Road which is served by metro bus routes to the city centre. Therefore the proposal complies with Policies AMP1 and AMP 6 of PPS 3.

Demolition of existing dwellings-The buildings are not listed or protected and the demolition of the dwellings will not harm the character of the area.

Visual amenity and residential amenity-

PPS 7 Quality Residential Environments- Policy QD1 Quality in new residential development Planning permission will only be granted where all the criteria set out in Policy QD 1 of PPS 7, and all the additional criteria set out below are met:

- (a) There is no adverse effect on the local character, environmental quality or residential amenity of the surrounding area; the layout of the proposed apartments is acceptable in that each has an aspect to the public road. The proposal is in keeping with the context/character of the area. Therefore the proposed design is acceptable and compliant with criteria (a) and (g) of PPS 7
- (b) There are no features of archaeological and built heritage importance to be protected.

- (c) Creating Places advises 'In the case of apartment or flat developments, private communal open space should range from a minimum of 10 sq m per unit to around 30 sq m per unit. The appropriate level of provision should be determined by having regard to the particular context of the development and the overall design concept. The proposal provides bin and cycle storage. The rear yard provides more than the minimum requirement of 60m² for 6 apartments. The site is also within a 5 minute walk to the Connswater Greenway and 15 minutes to the Ormeau Park. The level of communal space is considered acceptable taking into account the context within high density residential development with the rear yard amenity space and the proximity of amenity open space at the nearby parks.
- (d) The site is located close to the city centre and a range of facilities along the Castlereagh Road with shops and services nearby. The scale of the development is not such that would warrant local neighbourhood facilities to be provided within the development itself.
- (e) The site is within 150 metres of a busy route with regular bus services running each day. Cycle storage is provided internally within the enclosed yard.
- (f) There is no in curtilage parking proposed however the Parking Statement demonstrated that adequate reserve parking capacity exists in the vicinity of the proposed development.
- (g) The design and materials used for the proposal are acceptable and complement the existing streetscape.
- (h) There are no significant issues regarding overlooking or overshadowing onto private amenity space.
- (i) There appear to be no particular issues for concern for crime or personal safety.

Policy LC 1

The proposal complies with Policy LC 1 Protecting local character, environmental quality and residential amenity as the apartments meet the size/space standards set out in Annex A of the addendum to PPS 7.

Planning Control Principle 2

The proposal is considered to comply with Planning Control Principle 2 of PPS 12 in that it demonstrates a high quality of design and layout.

Having regard to the policy context and Development Plan the proposal is considered acceptable and planning permission is recommended.

Summary of Recommendation: Approval subject to conditions

Neighbour Notification Checked: Yes

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 applicant shall prior to occupation of the development provide for approval by Belfast City Council a verification report. The report shall demonstrate that the development has incorporated the design details and measures outlined in the Remediation Strategy in Section 9 of the MCL Consulting Limited Contaminated Land Risk Assessment PRA/GQRA and Remedial Strategy Report. Project No. P1178 July 2016. They shall be implemented to the satisfaction of the Council. The Verification Report shall demonstrate the successful completion of the remediation works and that the site is now fit for the proposed end-use (Residential with Plant Uptake). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

a) Soils in the vicinity of the contamination hotspots have been removed and verification soil sampling undertaken in line with industry best practice.

B) Landscape area are encapsulated by a clean cover system incorporating a 200 mm capillary break (granular material) overlain by 400 mm of soil demonstrably suitable for the intended end use. (Residential with plant uptake)

c) All remaining areas are covered with hard standing.

Reason: Protection of human health.

3: If during the development works, new contamination and risks are encountered which have not previously been identified, works should cease and the Council be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and current best practice. A written report detailing the nature of this contamination and its management must be submitted to the Council for approval. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of human health.

ANNEX	
Date Valid	4th December 2015
Date First Advertised	18th December 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 64 Channing Street,Ballymacarret,Belfast,Down,BT5 5GP, The Owner/Occupier, 66 Channing Street,Ballymacarret,Belfast,Down,BT5 5GP, The Owner/Occupier, 68 Channing Street,Ballymacarret,Belfast,Down,BT5 5GP, The Owner/Occupier, 79 Channing Street,Ballymacarret,Belfast,Down,BT5 5GP, The Owner/Occupier, Anerson Haullage-to The Rear Of 81-85 Channing St, Belfast BT5 5GP	
Date of Last Neighbour Notification	17th August 2016
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: LA04/2015/1536/F Proposal: Demolition of derelict houses and the construction of 7 No. new apartments Address: 81,83,and 85 Charing Street, Belfast, BT5 6GP, Decision: Decision Date: Ref ID: Z/1981/1155 Proposal: REFURBISHMENT OF EXISTING OFFICES AND EXTENSION TO ADJOINING PROPERTY Address: 79-85 CHANNING STREET Decision: Decision Date:	
Drawing Numbers 01, 04A, 05A, 06A	

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: