

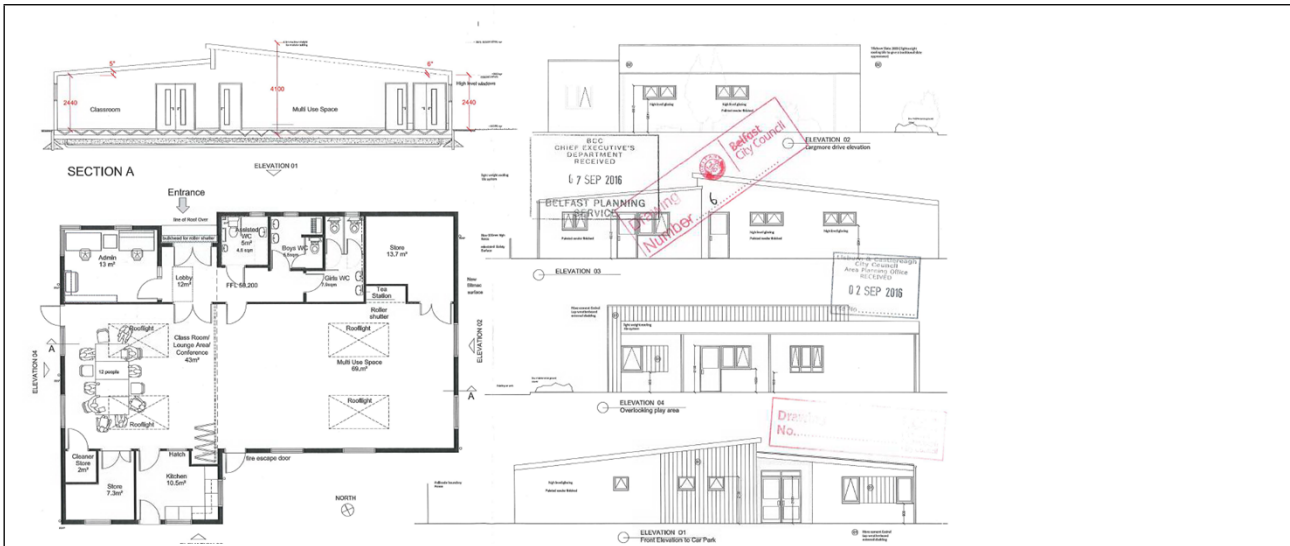
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 January 2017	
Application ID: LA04/2016/1943/F	
Proposal: Modular community building and associated hard and soft landscaping.	Location: Lands at Christ the Redeemer Church, Lagmore Drive BT17 0TG
Referral Route: Belfast City Council Interest in facilitating scheme	
Recommendation:	Approval
Applicant Name and Address: Lagmore Community Forum 45 White Glen Dunmurry BT17 0XN	Agent Name and Address: Todd Architects + Planners 2nd Floor Titanic House Queens Road Belfast BT3 9DT
<p>Executive Summary: This application seeks Full planning permission for a modular community building with associated hard and soft landscaping.</p> <p>The Development Plan identified the site as being within the Development Limits of Belfast as per Belfast Metropolitan Area Plan 2015 on unzoned white land. The site is located at Lagmore Drive, within the grounds of Christ the Redeemer Church.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of a community building on the site, • Road safety, • Design and layout. <p>The proposal conforms to the area plan zoning and planning policy. The modular community building is considered acceptable and will not adversely impact on the character of the area.</p> <p>Consultees have no objections</p> <p>No representations were received.</p> <p>It is recommended that the application is approved subject to conditions as set out in the report</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 Modular community building and associated hard and soft landscaping.
2.0	Description of Site The site is located at Lagmore Drive within the grounds of Christ the Redeemer Church. Belfast Metropolitan Area Plan 2015 defines the site as white land therefore unzoned. The existing is a portion of bitmac directly in front of a playground/climbing area. The site is bounded by wooden fencing. There is residential development opposite and Christ the Redeemer Primary School adjacent (south). The Church itself is to the rear (north west) and associated car parking adjacent (north).
Planning Assessment of Policy and other Material Considerations	
3.0	Site History There is no relevant planning history on the site.
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 Good design paras 4.23 – 4.30 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking 4.3.1 Policy AMP 1: Creating an Accessible Environment
5.0	Statutory Consultees 5.1 Transport NI – No objection 5.2 Northern Ireland Water Ltd - No objection
6.0	Non Statutory Consultees

	6.1 BCC Environmental Health – No objection
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 8.1 DCAN 15: Vehicular Access Standards
9.0	Assessment 9.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is within white land. The proposal is for a modular community building and associated hard and soft landscaping. 9.2 The key issues are (a) Principle of a community building on the site, (b) Road safety, (c) Design and layout. 9.3 The proposal makes use of the full site with the proposed modular building in the middle of the site with paving, and grassed areas. The building is approximately rectangular in shape with a small rear return. Since the land is unzoned within BMAP 2015 the principle of use for a community building accommodation is acceptable. The land within the site will be leased to the community group 9.4 AMP 1 of PPS3: DRD Transport NI are the authoritative body on road safety and transport issues. They stated no objections to the proposal without conditions within their consultation response dated 03/11/16. 9.5 The proposed building is single storey with asymmetric pitched roof. The proposed external materials are tile form slate, which is a lightweight roofing tile which gives a traditional slate appearance and painted render for the walls. There is also some feature weatherboard external cladding. There will be no loss of neighbouring residential amenity due to overlooking or overshadowing. The proposed design is acceptable for the site and area. It will not adversely impact on the surroundings given the mixture of building types and the finishes in the surrounding buildings also 9.9 The proposal is considered to be in compliance with the development plan. 9.10 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
10.0	Summary of Recommendation: Approval with 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 proposed planting, as indicated on Drawing No 05, date stamped received 2 September 2016, shall be undertaken during the first available planting season after the commencement of the use hereby approved.

Reason: In the interest of visual amenity

3. 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	7th September 2016
Date First Advertised	23rd September 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 33 Lagmore Drive, Lagmore, Dunmurry, Antrim, BT17 0TG, The Owner/Occupier, 49 Lagmore Drive, Lagmore, Dunmurry, Antrim, BT17 0TG, The Owner/Occupier, 51 Lagmore Drive, Lagmore, Dunmurry, Antrim, BT17 0TG,	
Date of Last Neighbour Notification	19th October 2016
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: LA04/2016/1943/F Proposal: Modular community building for the Lagmore Community Forum and associated hard and soft landscaping. Address: Lands at Christ the redeemer church, Lagmore Drive, BT17 0TG, Decision: Decision Date: Ref ID: S/1993/0297 Proposal: Housing development (204 dwellings) Address: LAGMORE DALE STEWARTSTOWN ROAD DUNMURRY Decision: Decision Date: Ref ID: S/2002/1579/F Proposal: New double nursery school unit Address: Christ The Redeemer Primary School, Lagmore Drive, Belfast. Decision: Decision Date: 06.05.2003 Ref ID: S/2004/0913/F Proposal: Providing a polymetric multi-use pitch with ball catch fencing on an existing grass games pitch. Address: Lagmore Drive, Belfast Decision: Decision Date: 29.12.2004 Ref ID: S/1999/1076/F	

Proposal: Primary school.
Address: Christ the Redeemer Primary School, Lagmore Drive, Belfast
Decision:
Decision Date: 18.11.2000

Ref ID: S/2002/0156/F
Proposal: 3 No Mobiles for Temporary Classroom Accommodation
Address: Christ the Redeemer Primary School, Lagmore Drive, Belfast
Decision:
Decision Date: 13.06.2002

Ref ID: S/2000/0507/F
Proposal: Single storey extension of 4 additional classrooms. (Relocation of temporary buildings from St Kierans Primary School, 9 Bell Steel Road, Dunmurry to the Christ the Redeemer Lagmore).
Address: The School of 'Christ the Redeemer', Lagmore Meadows, Dunmurry
Decision:
Decision Date: 02.08.2000

Ref ID: S/2001/0931/F
Proposal: 2 no. temporary school buildings.
Address: The School of 'Christ The Redeemer' Lagmore Meadows, Dunmurry
Decision:
Decision Date: 29.11.2001

Ref ID: S/1999/0689/F
Proposal: Relocation of Temporary School Buildings from St Kieran's Primary School, 9 Bell Steel Road, Dunmurry to Site for New School Adjacent to the Church of Christ the Redeemer, Lagmore
Address: Lands adjacent to the church of "Christ The Redeemer" Lagmore Meadows, Dunmurry.
Decision:
Decision Date: 10.09.1999

Ref ID: S/2001/0340/F
Proposal: Proposed change of use of mobile classroom providing parish offices and amenities to a mobile classroom providing parish offices and amenities and pre-school playgroup.
Address: Land adjacent to 1 Lagmore Meadows, Stewartstown Road, Belfast.
Decision:
Decision Date: 08.06.2001

Ref ID: S/1998/0598
Proposal: Mobile classroom to provide parish offices and amenities
Address: LAND ADJACENT TO 1 LAGMORE MEADOWS STEWARTSTOWN ROAD BELFAST
Decision:
Decision Date:

Ref ID: S/2014/0825/F
Proposal: Proposed prefabricated double classroom unit and associated site works.
Address: Christ The Redeemer Primary School, Lagmore Drive, Dunmurry, Belfast, BT17 0TG.,
Decision: PG
Decision Date: 10.06.2015

Ref ID: S/2009/0906/F

Proposal: Proposed new replacement church and associated car parking, 134 spaces in church grounds & 50 spaces at primary school adjoining church site, to replace existing church & removal of temporary buildings on completion.

Address: Lagmore Drive Belfast BT17 0TG.

Decision:

Decision Date: 26.03.2010

Notification to Department (if relevant): N/A

Date of Notification to Department:

Response of Department: