

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 14 <sup>th</sup> March 2017	
<b>Application ID:</b> LA04/2016/1137/F	
<b>Proposal:</b> Demolition of existing buildings with the construction of 5 dwellings	<b>Location:</b> 35-41 Glenbank Place Belfast BT14 8AL
<b>Referral Route:</b> This proposal is for more than 4 dwellings.	
<b>Recommendation:</b>	<b>Approve subject to conditions</b>
<b>Applicant Name and Address:</b> Apex Housing 10 Butcher Street Derry BT48 6HL	<b>Agent Name and Address:</b> McGirr Architects 670 Ravenhill Road Belfast BT6 0BZ
<p><b>Executive Summary:</b> The application seeks full planning permission for the demolition of existing 2 storey industrial units and construction of 5 no. 2 storey houses made up of 2 pairs of semi-detached houses and 1 detached dwelling.</p> <p>The Belfast Metropolitan Area Plan (BMAP) 2015 identifies the site as being within the development limit of Belfast.</p> <p>The main issues for consideration are:</p> <ul style="list-style-type: none"> <li>(a) Demolition of industrial units</li> <li>(b) Principle of residential development on an industrial site</li> <li>(c) Road Safety</li> <li>(d) Visual and residential amenity</li> </ul> <p>The proposal has been assessed against the development plan (BMAP), the Strategic Planning Policy Statement for NI (SPPS), PPS3 Access, Movement and Parking, PPS4 Planning and Economic Development, PPS7 Quality in Residential Environment, Addendum to PPS7, Safeguarding the Character of Established Residential Areas, and PPS12 Housing in Settlements.</p> <p>No objection has been received to the development and consultees have no objection to the proposal.</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	No objection subject to conditions
Statutory	NI Water	No objection subject to conditions
Non Statutory	Environmental Health-Belfast City Council	No objection subject to conditions
Statutory	NIEA	No objection subject to conditions

**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**

1.1 Glenbank Place is located off Crumlin Road in North Belfast. The area is mainly residential, characterised by small terrace housing. The existing site contains 2 storey industrial units/warehousing with corrugated metal roofing and shuttered doors and windows. The warehouse currently in place on site has had a varied history, it has been previously used as a joinery workshop, car showroom, offices and more recently a 'slide robes' workshop. In close proximity there has been a former chemical works, bleach mills and petrol filling station.

**2.0 Description of Proposal**

2.1 Demolition of existing buildings and construction of 5 no. dwellings with associated landscaping. The mix of house types consists of 4 no. 5 person 3 bedroom houses (2 x semi-detached pairs) and 1 no.3 person 2 bedroom house. The properties have small gardens to the

rear and defensible space to the front. The pattern of proposed development is of a similar scale and character to that found in the surrounding residential area.

### **3.0 Planning Assessment of Policy and Other Material Considerations**

#### **3.1 Site History**

Z/2008/0416/F - Demolition of existing warehouses and offices and construction of 11 No. 2 bed apartments and 1 No. 1 bed apartment over 2.5 floors with associated car parking and landscaping [amended plans]. Permission granted 26<sup>th</sup> February 2009

Z/2009/1479/F - Amendment to previous approval Z/2008/0416/F to include change of house type to 10no. 2 bed and 2no. 1 bed apartments. Permission granted 7<sup>th</sup> March 2009

#### **3.2 Statutory Consultees**

NI Water & NIEA were consulted and raised no objection to the proposal subject to conditions

#### **3.3 Non Statutory Consultees**

TransportNI & Environmental Health team at Belfast City Council were consulted and raised no objection to the proposal subject to conditions,

#### **3.4 Representations**

12 neighbouring properties were notified. The proposal was also advertised in four local newspapers and no objection was received to the proposal.

#### **3.5 Policy Framework**

Belfast Metropolitan Area Plan (BMAP) 2015  
Strategic Planning Policy Statement for NI (SPPS)

The proposal is in keeping with the core planning principle and principles of good design set out in paragraphs 4.1-4.2 and paragraph 4.23-4.30 of the SPPS respectively.

PPS3 Access Movement and Parking Policy AMP7 Car Parking and Servicing Arrangements

PPS4 Planning and Economic Development - Policy PED 7 Retention of Zoned land and Economic Development Uses

PPS7 Quality Residential Environments- Policy QD1 Quality in New residential Development

Addendum to PPS 7 – Safeguarding the Character of Established Residential Areas

Supplementary Planning Guidance  
Creating Places

### **4.0 Assessment and Material Considerations.**

#### **4.1 Principle of Development**

4.11 The site is located within Belfast's development limits as designated in BMAP 2015. The presumption therefore is in favour of development subject to the planning considerations detailed below. The site is not zoned for any specific use however the site was last used for economic development uses and falls to be considered under regional planning policy as set out in PPS 7 (Planning and Economic Development). The proposal is for demolition of the existing building and construction of 5 no. houses. The principle of residential development has been established through the previous planning permissions Z/2008/0416/F and Z/2009/1479/F.

4.12 Policy PED7 of PPS4 states that on un-zoned land in settlements a proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted where it is demonstrated that a number of criteria are met as set out below.

(a) Redevelopment for Class B1 business use or other suitable employment use would make a

significant contribution to the local economy - this is not considered relevant as the proposed use is residential.

(b) The proposal is a mixed use regeneration initiative - this is not considered relevant as the proposal is for residential use.

(c) The proposal is for the redevelopment of a compatible sui generis employment use of scale - not considered relevant as the proposal is for residential use.

(d) The present use has a significant adverse impact on the character or amenities of the surrounding area; the agent has submitted justification for the loss of this land last used for economic development and has stated that 'the application site is situated within a well-established residential area and has been vacant for several years with no interest in economic development. The condition of the building is poor and present issues with safety and vermin to the surrounding residential properties within the area, thus providing a significant adverse impact on the character of the area and health and safety of the surrounding area'.

4.13 It is acknowledged that the site is surrounded by residential use and further use of the building for economic development would raise amenity issues. The previous permission granted for residential development demonstrates the suitability of the site in principle for residential use.

4.14 This is a material consideration in assessing this application and this detail reinforces the fact that residential use of this land is acceptable.

(e) The site is unsuitable for modern industrial storage and distribution purposes; Access to the site by vehicle is impractical especially for goods vehicles as this can only be gained via a narrow residential terraced street thus making the site unsuitable for modern industrial, storage or distribution purposes.

(f) An alternative use would secure the long term future of a building of architectural or historical importance, whether listed or not – not relevant as the building is not of architectural or historical interest.

(g) There is a firm proposal to replicate existing economic benefits on an alternative site in the vicinity- the site has been vacant for several years and currently brings no economic benefit to the area. No proposal has been brought forward to replicate this former economic development use on an alternative site.

The proposal is considered on balance to comply with Policy PED 7 in that the use of the site is considered incompatible with the predominant residential use in the area.

## **4.2 Parking and Access Arrangement**

4.21 Transport NI are the authoritative body on road safety and transport issues. On street parking is available to serve this proposal. A parking provision report was submitted to the Council and considered by TNI who raised no objection. The proposal is considered to comply with PPS 3 Access Parking and movement.

## **4.3 Design and layout**

4.31 The proposed development is similar in scale massing and layout to other properties close by. The size of the properties meets the minimum set out in 'Space Standards', an annex of the addendum to PPS 7. The size of the rear private amenity space is acceptable at approximately 63 sqm. The site is located close to nearby services. The scale of development is not such that it would warrant local neighbourhood facilities to be provided within the development itself. The site is in an accessible location close to metro bus routes in and out of the city centre.

4.32 The design of the houses is considered acceptable. External finishes included brick and the roof will be blue/black tiles which is in keeping with neighbouring properties. The smaller detached house has windows fitted with obscured glass in the side elevation to serve bathroom windows. The houses sit on a smaller footprint than what is currently in place and are angled so that no loss of light or overshadowing will occur. With regard to noise, the site was formerly used for industrial purposes so it is expected residential use would be preferable in terms of noise to

an industrial use. The proposal will not give rise to overlooking, loss of light, overshadowing or noise issues.

4.33 A 2.1m brick wall has been incorporated to enclose the rear of the properties and will ensure privacy for prospective occupants and will aid in deterring crime. The existing high level security gate securing the passageway directly to the north of the site is to be retained.

4.34 The pattern and density of development is in keeping with the overall character and environmental quality of the established residential area.

4.35 The proposal complies with Policy QD 1 of PPS 7 and the addendum to PPS 7.

**Neighbour Notification Checked**

Yes

**Summary of Recommendation:** Having regard to the development plan, planning policies and other material considerations, it is recommended the application be approved subject to conditions set out below.

**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 redundant vehicular accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI.  
Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.
3. All hard and soft landscaping works shall be carried out in accordance with the approved details as set out in Drawing No. 3 bearing Belfast City Council's (BCC) date stamp 23 May 2016. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing with the Council. Any trees or plants indicated within the scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a similar species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard landscape works shall be permanently retained in accordance with the approved details.  
Reason: In the interests of visual and residential amenity and the character and appearance of the area.
4. Prior to the occupation of the proposed development, the applicant shall submitted to Belfast City Council Planning Service, for approval, a Verification Report. This report must demonstrate that all remedial measures outlined in the RSK report titled Apex Housing Association, Environmental Site Assessment and Generic Quantitative Risk Assessment No. 35A – 41 Glenbank Place, Belfast dated December 2016 referenced 601513-R1 (00) have been implemented. The verification report shall demonstrate the successful completion of remediation works and that the site is now fit for the intended end-use (Residential). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate:

The capping layer in the designated garden areas in the vicinity of BH04 (as per figure 5 proposed capping layer area dated December 16) will comprise a minimum of 800mm of suitable material and 200mm of topsoil. The imported material shall be demonstrably suitable for residential with plant uptake land use.

Reason: Protection of human health

5. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

**Notification to Department (if relevant)**

Not applicable

**Representations from elected members: None**

<b>ANNEX</b>	
<b>Date Valid</b>	23rd May 2016
<b>Date First Advertised</b>	17th June 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) 1,Harmony Court,Legann Street, 34-38,Glenside Parade,Ballysillan Lower,Belfast,Antrim,BT14 8AH, 35, 43, 44, 46a Glenbank Place,Ballysillan Lower, Ballysillan, Belfast ,Antrim, BT14 40, 44, 46, 48, 50, 52 Glenside Parade,Ballysillan Lower,Belfast,Antrim,BT14 8AH	
<b>Date of Last Neighbour Notification</b>	1st July 2016
<b>ES Requested</b>	No
<b>Relevant Planning History</b> Ref ID: Z/2008/0416/F Proposal: Demolition of existing warehouses and offices and construction of 11 No. 2 bed apartments and 1 No. 1 bed apartment over 2.5 floors with associated car parking and landscaping [amended plans]. Address: 41-35a Glenbank Place, Belfast Decision: Permission Granted Decision Date: 26.02.2009  Ref ID: Z/2009/1479/F Proposal: Amendment to previous approval Z/2008/0416/F to include change of house type to 10no. 2 bed and 2no. 1 bed apartments. Address: 35a-41 Glenbank Place, Belfast. Decision: Permission Granted Decision Date: 07.12.2009	
<b>Drawing Numbers and Title:</b>  Drawing No. 03 - Site Location/Proposed Site Plan  Drawing No. 04 - Proposed Site Plan  Drawing No. 06 - Floor Plans/Elevations/Cross Sections  Drawing No. 07 – Floor Plans/Elevations  Drawing No. 08 - Elevations	