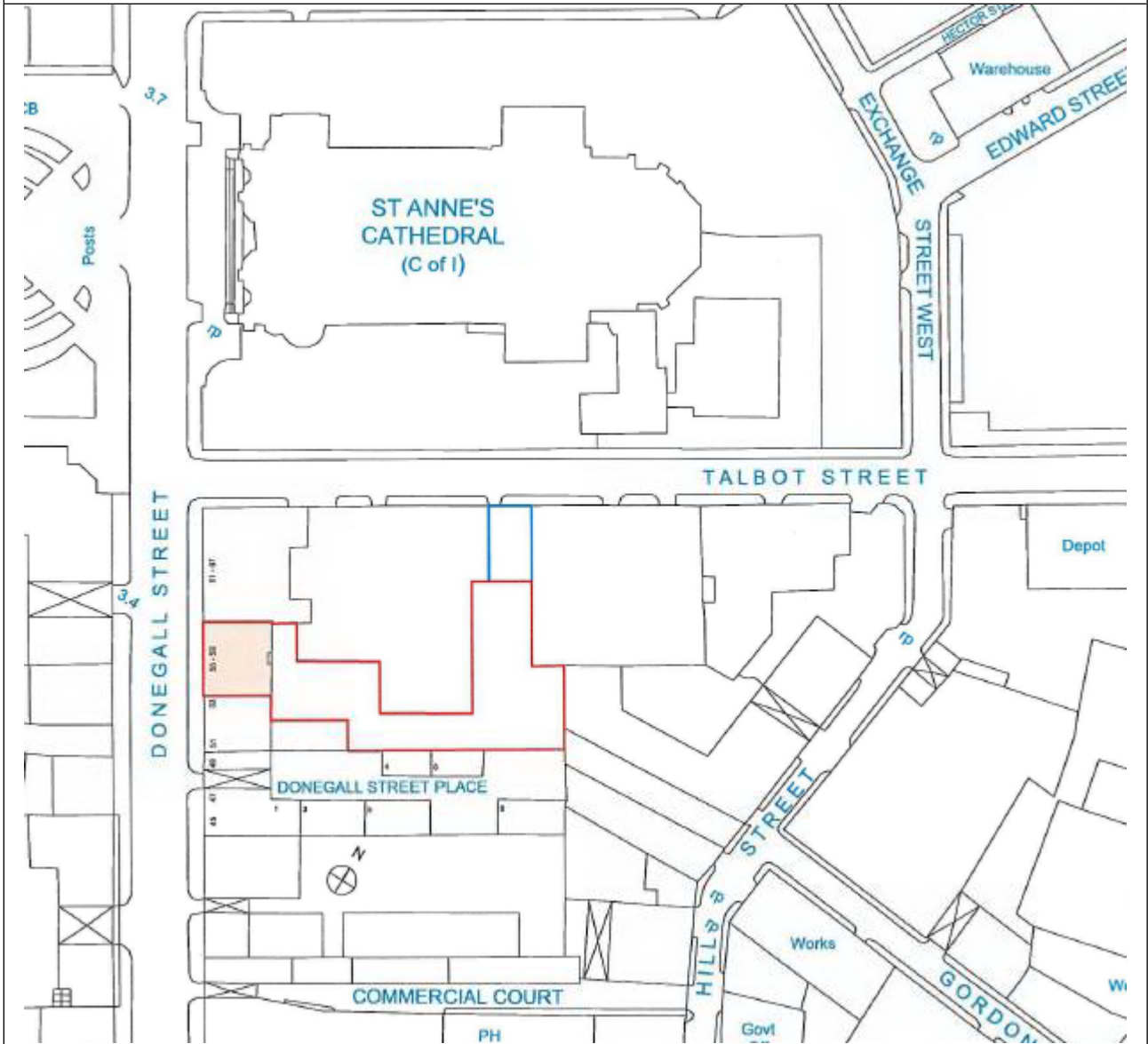


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th May, 2017	
Application ID: LA04/2016/2466/F	
Proposal: 3 storey rear office extension	Location: Newsletter Building 55-59 Donegall Street Belfast BT1 2FH
Referral Route: Floor Space exceeds 200sqm	
Recommendation:	Approval
Applicant Name and Address: Willis & Company Newsletter Building 55-59 Donegall Street Belfast BT1 2FH	Agent Name and Address: McAvoy Group 76 Ballynakilly Road Dungannon BT716HD
<p>Executive Summary: The application seeks full permission for a 3 storey rear extension to Newsletter Building.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> - The acceptability of the office extension at this location - Impact on amenity of neighbouring properties - Impact on character appearance of the Cathedral conservation area and listed building; and - Impact on parking <p>The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan. It is also within Cathedral Quarter Conservation Area and Scotch and Cathedral Quarters Character Area (CC010). The principle of the office extension and loss of car parking spaces are acceptable given the city centre location.</p> <p>The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 4 – Planning and Economic Development and Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.</p> <p>HED, Environmental Health and Transport NI were consulted and offered no objections to the proposal, standard conditions are to be applied.</p> <p>Two letters of objection were received from Church of Ireland in adjoining property at No.61 and all issues considered</p> <p>Having had regard to the development plan, relevant planning policies, histories and other material considerations, it is determined that the proposal should be approved subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development Full permission for a three storey rear extension to existing office block to provide additional open plan office space and associated facilities.</p>
2.0	<p>Description of Site The site is located at 55-59 Donegall Street and contains a multi bay three storey building finished in sandstone with a natural slate pitched roof. The roof profile contains a central octagonal turret flanked with dormer windows. It contains a triple gabled modern extension to the rear finished with a cement render. The rear of the site is bounded by a 2.4m high palisade fencing and an area of hard standing used for car parking.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	Site History - None relevant
4.0	Policy Framework
4.1	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 – Parking, Access and Movement Planning Policy Statement 4 – Planning and Economic Development Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage
5.0	Statutory Consultees Responses
5.1	HED – no objection TNI – no objection with conditions NI Water – no objections
6.0	Non Statutory Consultees Responses
6.1	Environmental health – awaiting negative conditions
7.0	Representations
7.1	Two objections received.
8.0	Other Material Considerations
8.1	Cathedral Quarter Conservation Area
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The acceptability of the office extension at this location - Impact on amenity of neighbouring properties - Impact on character appearance of the Cathedral conservation area and listed building - Impact on parking
9.2	The acceptability of the office extension at this location The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below.
9.3	In terms of the proposed extension of office use, the site is within a prime city centre location and proposes an additional 260sqm of office space giving an overall floor space of 580sqm. It has been assessed against Policy OF1 of Volume 1 of Belfast Metropolitan Area Plan. The Policy States that planning permission will be granted for office development within Classes A2 and B1 of the Planning (Use Classes) Order within Belfast City Centre. The proposal therefore complies with this Policy given the site's city centre location.
9.4	The proposal has been assessed under Policy PED1 and PED9 of PPS4. Policy PED1 states that a development proposal for a Class B1 business use will be permitted in a city or town centre (having regard to any specified provisions of a development plan). Accordingly the proposal satisfies the requirements of this policy.
9.5	Impact on amenity neighbouring properties. Due to the irregular site layout, a portion (approximately 2.3m) of the proposed extension

	<p>will extend in front of the adjacent property at 53 Donegall Street. There will be a separation distance of approximately 2.2m between the extension and the existing building. The extension will project in front of three windows. A shadow study has been submitted which demonstrates that the neighbouring building will only be affected by overshadowing from the proposed extension in early morning sun in spring and summer. The adjoining building is a public house, the upper floors appear to be used for office use and no windows will directly face those of 53 Donegall Street. Given the use of the building and the city centre location it is not considered that the proposed extension will have a detrimental impact on the amenity of the neighbouring property.</p>
9.6	<p>Impact on character appearance of the Cathedral conservation area and listed building.</p> <p>The site is located within the Cathedral Quarter Conservation Area and Scotch and Cathedral Quarters Character Area (CC010). This sets out a number of urban design criteria for the area however none specifically relating to Donegall Street. There are criteria requiring development proposals to take account of the height of adjoining buildings. The proposed extension is located entirely to the rear and is three storeys high and not visible from the public road, therefore it is considered to have minimal impact on the Character Area.</p>
9.7	<p>The site is located within the Cathedral Quarter Conservation Area. The primary policy considerations are set out in PPS 6, Policy BH12 – new development in a Conservation Area. BH12 sets out 7 general criteria for proposals. It considered the proposal complies with these policy tests. The extension is located entirely to the rear, the scale and form respects the surroundings and important views within, into and out of the Conservation Area will remain unaffected. The conservation area officer was consulted and has no objection to the proposal.</p>
9.8	<p>Additionally the Newsletter Building is listed, Policy BH 11 refers to development affecting the setting of a listed building. The conservation area officer makes reference to the limited impact the extension will have on the historic fabric of the building. Historic Environment Division - Historic Buildings are content with the proposal subject to conditions. The listed building contains a modern extension to the rear finished with a cement render, the proposed extension will adjoin this and will have minimal impact on the historic listed building. The extension respects the listed building in terms of scale height and massing and respects its character. Historic Monuments branch of HED are also content with the proposal subject to a developer funded program of archaeological works.</p>
9.9	<p>Impact on parking.</p> <p>The extension will result in the loss of approximately seven parking spaces, however eleven spaces will remain within the curtilage of the site which is suffice for an office development of this size. Additionally the site is detailed as being well served by public transport and pedestrian walkways. The scale of development and transport implications of the proposal were assessed by Transport NI and they consider the proposal acceptable. They offer conditions and informatics detailed below. The proposal therefore complies with Policy AMP 6 of PPS 3.</p> <p>Environmental Health have been consulted on the application and requested a preliminary risk assessment. This information has been submitted and a stage two contaminated land survey has been requested. This will be conditioned post approval.</p>
9.10	<p>Objections</p> <p>Two objections were received from the Church of Ireland Diocesan office located at 61 Donegall Street. All issues have been considered below:</p>

	<p>Impact on future development – the adjoining property has raised concerns regarding the proposed windows on the North West elevation of the proposed extension. The objector has stated that they are currently in the early stages of the design process for redevelopment of their site and have concerns regarding the 1m separation distance of the proposed extension from the boundary and the presence of windows on the northwest elevation in terms of how this may impact on their future development. At present Belfast City Council have not received any application for redevelopment of the adjacent site, the current application has to be considered on its own merits and the existing site conditions. The proposal at present overlooks a car park, it would be unreasonable to request the applicant to amend the scheme based on the possibility of the future development of the adjacent site. Additionally the adjacent site covers a large area with scope for many design options, the proposed extension will not impede development from taking place on the adjacent site.</p>
<p>10.0</p> <p>10.1</p>	<p>Summary of Recommendation: Approval</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p> <p>The proposed office extension is considered acceptable in this location. The scale and massing is not out of character with a city centre location. There will be no detrimental impact on amenity. Statutory and non-statutory consultees have offered no objections subject to the conditions outlined below. All objectors' issues have been considered. Approval is recommended.</p>
<p>11.0</p>	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p> <p>3. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.</p> <p>4. Prior to commencement of the development, the applicant shall submit to Belfast City Council, for approval, a Contaminated Land Quantitative Risk Assessment, in accordance with the recommendations contained within submitted RPS Preliminary Risk Assessment titled "Willis & Company Ltd Office Extension Donegall Street, Belfast" report no IBR0982/March 2017.</p>

The Risk Assessment shall follow the methodology outlined in Model Procedures for the Management of Land Contamination (CLR11). This report must incorporate:

A detailed site investigation in line with British Standards BS10175:2011+A1:2013. Any ground gas investigations should be conducted in line with BS8485:2015 and BS8576:2013.

A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance. In addition, risks associated with ground gases shall be assessed under the methodology outlined in CIRIA C665;

The ground gas characterisation must be agreed with Belfast City Council prior to the development of the Remediation Strategy.

Reason: Protection of human health

5. In the event that a Contaminated Land Remediation Strategy is required and prior to the commencement of development, the applicant must submit to Belfast City Council, for approval, a detailed Remediation Strategy outlining the measures to be undertaken to ensure that the identified pollutant linkages are demonstrably broken and no longer pose a potential risk to human health.

Reason: Protection of human health

6. Prior to the operation of the development, the applicant shall provide to Belfast City Council, for approval, a Contaminated Land Verification Report. This report must demonstrate that the remediation measures outlined in the contaminated land Remediation Strategy have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: Protection of human health

7. 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

8. The new roof of the extension to be finished in natural blue/black slates to match existing.

Reason: To ensure the character and appearance of the listed building is not prejudiced.

	<p>9. The new rainwater goods on the new extension are to be heavy gauge aluminium.</p> <p>Reason: To ensure the character and appearance of the listed building is not prejudiced.</p> <p>10. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.</p> <p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p> <p>11. Awaiting negative conditions from Environmental Health for stage II contaminated land. In the absence of a response the final wording of conditions shall be delegated to the director of Planning and Place.</p> <p>Informatives</p> <p>1. For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact: Historic Environment Division - Historic Monuments Unit Causeway Exchange 1-7 Bedford St Belfast, BT2 7EG Quote reference: SM11/1 ANT 061:017</p> <p>2. Application for the excavation licence, required under the Historic Monuments and Archaeological Objects (NI) Order 1995, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to: Historic Environment Division Historic Monuments Unit Causeway Exchange 1-7 Bedford St Belfast, BT2 7EG</p> <p>3. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.</p> <p>4. All construction plant and materials shall be stored within the curtilage of the site.</p>
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Notification to Department (if relevant) N/A

**Representations from Elected members:
N/A**

ANNEX	
Date Valid	21st November 2016
Date First Advertised	9th December 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 01,9 Donegall Street Place,Town Parks,Belfast,Antrim,BT1 2FN, The Owner/Occupier, 02,9 Donegall Street Place,Town Parks,Belfast,Antrim,BT1 2FN, The Owner/Occupier, 19 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD, The Owner/Occupier, 21 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD, The Owner/Occupier, 23 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD, The Owner/Occupier, 25 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD, The Owner/Occupier, 3 Donegall Street Place,Town Parks,Belfast,Antrim,BT1 2FN, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 38-42,Hill Street,Town Parks,Belfast,Antrim,BT1 2LB, The Owner/Occupier, 4 Donegall Street Place,Town Parks,Belfast,Antrim,BT1 2FN, The Owner/Occupier, 4 Donegall Street Place,Town Parks,Belfast,Antrim,BT1 2FN, The Owner/Occupier, 4 Donegall Street Place,Town Parks,Belfast,Antrim,BT1 2FN, The Owner/Occupier, 4 Donegall Street Place,Town Parks,Belfast,Antrim,BT1 2FN, The Owner/Occupier, 44 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,</p>	

The Owner/Occupier,
 44 Hill Street, Town Parks, Belfast, Antrim, BT1 2LB,
 The Owner/Occupier,
 49 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FG,
 The Owner/Occupier,
 49 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FH,
 The Owner/Occupier,
 5 Donegall Street Place, Town Parks, Belfast, Antrim, BT1 2FN,
 Gavyn Smyth
 5, Oxford Street, Belfast, Antrim, Northern Ireland, BT1 3LA
 The Owner/Occupier,
 51 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FH,
 The Owner/Occupier,
 51 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FH,
 The Owner/Occupier,
 55 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FH,
 The Owner/Occupier,
 55 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FH,
 The Owner/Occupier,
 59 Donegall Street, Town Parks, Belfast, Antrim, BT1 2FH,
 The Owner/Occupier,
 6 Donegall Street Place, Town Parks, Belfast, Antrim, BT1 2FN,
 E J Butler
 61-67 Church Of Ireland House, Donegall Street, Belfast, Antrim, Northern Ireland,
 BT1 2QH
 The Owner/Occupier,
 61-67 Church Of Ireland House, Donegall Street, Town Parks, Belfast, Antrim, BT1 2HQ,
 The Owner/Occupier,
 61-67 Church Of Ireland House, Donegall Street, Town Parks, Belfast, Antrim, BT1 2QH,
 The Owner/Occupier,
 9 Donegall Street Place, Town Parks, Belfast, Antrim, BT1 2FN,
 The Owner/Occupier,
 9 Donegall Street Place, Town Parks, Belfast, Antrim, BT1 2FN,

Date of Last Neighbour Notification	5 th December 2016
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Date of EIA Determination	N/A
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ES Requested	No.
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Drawing Numbers and Title

01 – Site Location plan
02 – Proposed floor plans
03 – Proposed elevations