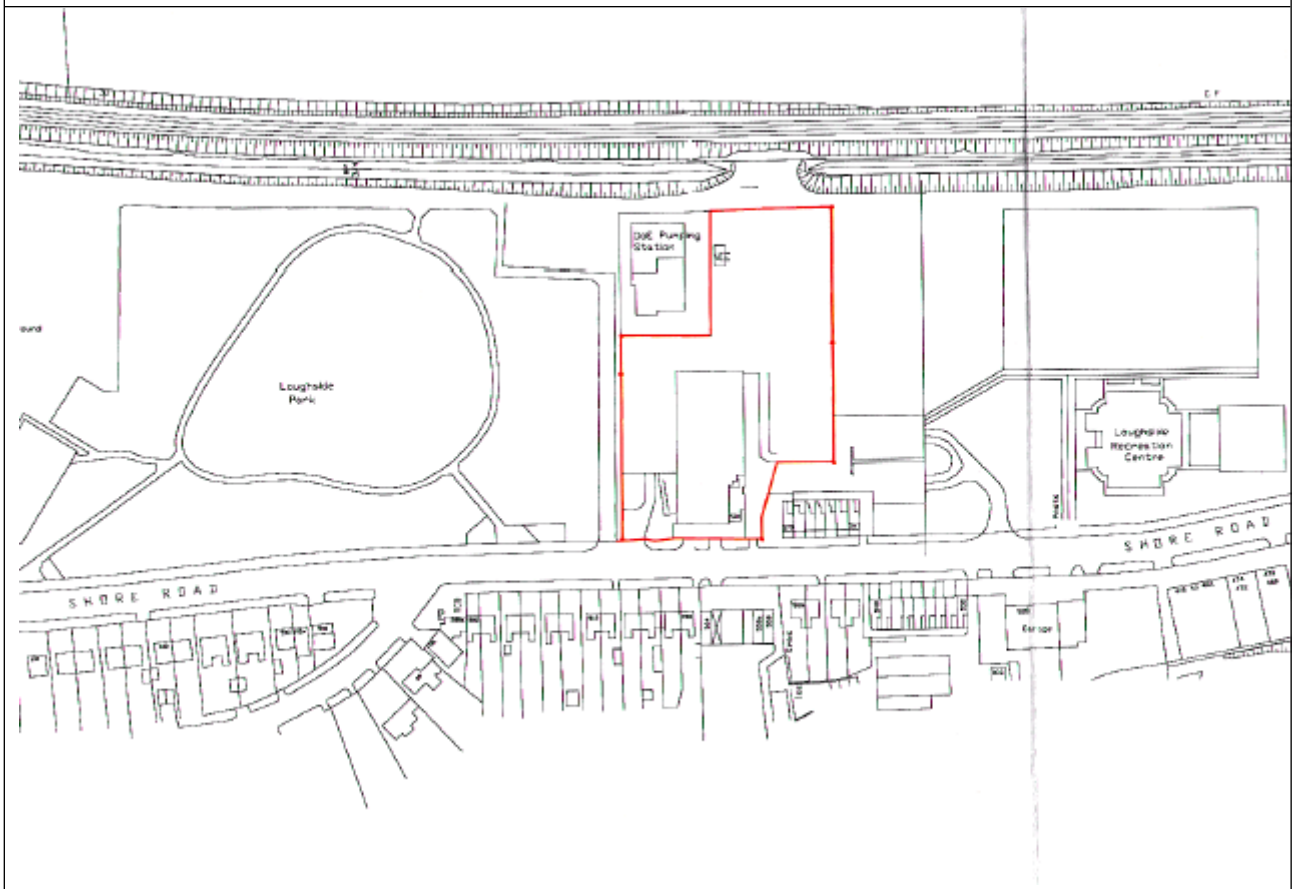


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 16 May 2017</b>	
<b>Application ID:</b> Z/2014/1277/F	
<b>Proposal:</b> Proposed residential development comprising 31no dwellings (1no detached, 12no semi-detached and 18no townhouses)	<b>Location:</b> 581 Shore Road BT15 4HP
<b>Referral Route: More than 4 dwellings</b>	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Mocon Ltd Downview House 440 Shore Road Newtownabbey BT37 9RU	<b>Agent Name and Address:</b> Like Architects 34 Bedford Street Belfast BT2 7FF
<p><b>Executive Summary:</b> The application seeks full permission for a residential development comprising of 31 dwellings (1no detached, 12no semi-detached and 18no townhouses).</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- Principle of residential accommodation on the site</li> <li>- Design and layout</li> <li>- Road safety</li> <li>- flood risk</li> </ul> <p>The site is located within the development limits as designated within the Belfast Metropolitan Area Plan. The principle of residential accommodation on the site is considered acceptable. The proposal is located within an established residential area and is compliant with Policy QD 1 off PPS 7 in that it creates a sustainable and quality residential environment. The development respects the surrounding context, adequate amenity space has been provided and the form, materials and design are in keeping with the area. The proposal will not have a detrimental impact on the amenity of existing and proposed residents.</p> <p>No objections or representations have been received. Statutory and non-statutory consultees have offered no objections subject to the conditions outlined below in the report.</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

<p><b>1.0</b></p>	<p><b>Description of Proposed Development</b>  Proposed residential development comprising 31no dwellings (1no detached, 12no semi-detached and 18no townhouses). The development is accessed via a single access point off Shore Road with three terraced dwellings facing Shore Road at one side and a block of four terraced dwellings gable onto the road to the other side. Two private driveways towards the middle of the site serves dwellings to north and south off main access road, these dwellings sit gable on to the open space to north and south. A shared surface at the rear of the site services two blocks of terraced dwellings which back onto the playing fields to the south and two semi-detached dwellings which back onto the sub-station adjacent to the site.</p>
<p><b>2.0</b> 2.1</p>	<p><b>Description of Site</b>  A brownfield site located off Shore Road and sandwiched between two areas of public open space with a 2.5m high fence with intermittent red bricked pillars along roadside boundary. The fence continues along northern boundary with mature hedge (3-4m high) running along on the inside of the fence, the fence further continues around the a pumping station which is located immediately NE of the site. The eastern boundary is defined by more piecemeal fencing with heavy planting along the inside and similarly along the southern boundary. A row of two storey red bricked dwellings are located along the Shore Road immediately South-West of the site. An area of scrub is located to the rear of these</p>

2.2	houses with 2-4m high planting defining the boundary between the houses and the site.  The site is located directly off the Shore Road which is characterised by a number of landuses with commercial, light industrial and residential located to the western side of the road. Large areas of public open space are located along the eastern side which abut the railway which runs north to south and is parallel to the eastern boundary of the site. The site is located on unzoned whiteland within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Site History</b> Z/2009/1607/F - Mixed used development comprising superstore; Petrol Filling Station; 4 no. retail warehouse units; residential development (32 no. townhouses and 36 no. apartments) and recreational facility to include floodlit 3G pitch, grass pitch, Multi Use Games Area, 3no. outdoor fitness stations, children's play park, pavilion comprising changing facilities and community rooms, all with associated car parking and landscaping at Loughside Playing Fields, Shore Road, Belfast and redevelopment of disused space at Mount Vernon to provide all weather multi-use pitch; picnic area; play area and local events area and related associated infrastructure improvements. <b>Permission refused</b>
4.0	<b>Policy Framework</b>
4.1	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7 - Quality Residential Environments Planning Policy Statement 7 Addendum: Safeguarding the Character of Established Residential Areas Planning Policy Statement 15 - Planning and Flood Risk Creating Places
5.0	<b>Statutory Consultees Responses</b>
5.1	TNI – Additional info submitted, awaiting TNI response
6.0	<b>Non Statutory Consultees Responses</b>
6.1	Environmental Health – no objection subject to conditions NI Water – no objection NIEA – No objection with conditions Rivers – no objection
7.0	<b>Representations</b>
7.1	No objections or representations
8.0	<b>Other Material Considerations</b>
8.1	N/A
9.0	<b>Assessment</b>  The key issues in the assessment of the proposal are as follows: - Principle of residential accommodation on the site - Design and layout

	<ul style="list-style-type: none"> <li>- Road safety, and</li> <li>- Flood risk</li> </ul>
<b>9.1</b>	<p><b>Principle of residential accommodation on the site</b></p> <p>The proposal makes use of the full site and proposes 31 units comprising of one detached dwelling, 12 semi-detached dwellings and 18 townhouses. Each dwelling displays its own individual access with front and rear gardens. There is limited off street parking with the proposal. The site is a brownfield site located in between two areas of open space. Shore Road is of mixed use but is predominantly residential in character, it is therefore considered that the principle of a residential use at this location is acceptable.</p>
<b>9.2</b>	<p><b>Design and layout</b></p> <p>The design and layout of the proposal are assessed under key tests within policy QD1 of PPS 7. There are three proposed house types. The ridge height varies from 8-9.6m, gable depth from 9-10m and frontage from 5.5-9m, all dwellings conform to space standards. The dwellings respect the surrounding context and are appropriate to the character and topography of the site in terms of layout, scale, proportions and massing.</p>
<b>9.3</b>	<p>Criterion (b) of Policy QD refers to archaeology and built heritage. HED Archaeology and Built Heritage identifies the site as containing Industrial Heritage Interests and contains the site of a tramway depot. They have considered the impacts of the proposal on the potential below ground remains of the depot and tram line and are content depended on the agreement and implementation of archaeological mitigation involving archaeological surveillance of top soil stripping and site preparation. Details of the conditions are outlined below.</p>
<b>9.4</b>	<p>Criterion (c) requires adequate provision to be made for public and private open space and landscaped areas as an integral part of the development. The departmental guidance document Creating Places- achieving Quality in Residential Developments states that proposed developments in suburban locations should have amenity space provision of around 70sq metres or greater.</p>
<b>9.5</b>	<p>The rear gardens range in size from 50sqm to 106sqm. Whilst some are less than the desired 70 sqm weight must be given to the prevailing character of the area which shows dwellings having varying amounts of amenity space provision with the existing dwellings which front onto the Shore Road having little more than rear yards. Taking this into account it is considered the level of amenity space provision to be, on balance, acceptable. Furthermore the rear garden areas of the dwelling are flat throughout, immediately accessible and have optimum recreational value. The proposal therefore complies with criterion (c).</p>
<b>9.6</b>	<p>Criterion (e) refers to pattern of movement and alternatives to the private car. The site is located off the shore road, given its small scale, paths for walking and cycling are not required. The application site is also close to Metro bus routes.</p>
<b>9.7</b>	<p>Criterion (f) requires adequate and appropriate provision to be made for parking. Creating Places outlines the recommended parking requirements, for this development approximately 61.25 spaces are required, the development proposes 70, comprising a mix of in curtilage parking and off street/layby parking.</p>
<b>9.8</b>	<p>Criterion (g) requires that the design of the development draws upon the best local traditions of form, materials and detailing. The scheme is fairly traditional in architectural design with satisfactory solid to void ratio, pitched roofs of red and grey tiled finish. The facades are finished in either red brick or cream render with white UPVC windows and hardwood doors. These are not uncharacteristic of the red bricked, grey tiled dwellings in</p>

	immediate area and thus the scheme meets criterion (g).
9.9	Criterion (h) considers conflict with adjacent land uses. The proposed development is located in a medium density suburban environment. A row of derelict terraced houses are located south of the site. The nearest occupied neighbouring property is located approximately 20m west on Shore Road. Given the separation distance it is unlikely the proposal will cause unacceptable damage to the residential amenity of neighbouring properties due to overlooking, loss of light, overshadowing or disturbance.
9.10	Environmental Health had concerns regarding the potential for the site to contain contaminated land which may pose a risk to human health. The proximity to a railway line was also noted and the potential for disturbance due to transport noise and vibration. A contaminated land risk assessment and a noise impact assessment has been submitted. Environmental Health are content with the proposal subject to conditions detailed below.
9.11	The proposal is also compliant with Policy LC1 of Addendum to PPS7 in that the proposed density is not significantly higher than that found in the established residential area, the pattern of development is in keeping with the overall character of the area and all dwellings comply with Space Standards.
9.12	<b>Road safety</b> A Transport Assessment accompanied the submission of the application. This information was assessed by Roads Service who considered the application unacceptable in its current form. Additional information was requested in relation to access, the internal layout and parking. This information has been submitted and are currently awaiting a response from Transport NI. In the absence of a response the final wording of conditions shall be delegated to the director of Planning and Place.
9.13	<b>Flood Risk</b> The proposal has also been assessed against Policy FLD 3 of PPS15. A drainage assessment was submitted for Rivers Agency consideration, consequently they have no objection to the proposal.
9.14	<b>Site History</b> Permission was sought for a mixed used scheme on the wider site comprising of a superstore, petrol filling station, warehouse units, residential development (32 town houses and 36 apartments), outdoor recreational area including 3G pitches and changing rooms and associated parking. Permission was refused for the scheme however it was deemed that the housing element of the proposal was acceptable and did not form any of the refusal reasons.
10.0	<b>Summary of Recommendation: Approval</b> 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.
10.1	The proposal is located within an established residential area and is compliant with Policy QD 1 of PPS 7 in that it creates a sustainable and quality residential environment. The development respects the surrounding context, adequate amenity space has been provided and the form, materials and design are in keeping with the area. The proposal will not have a detrimental impact on the amenity of existing and proposed residents.
10.2	Statutory and non-statutory consultees have offered no objections subject to the conditions outlined below. Approval is recommended.

<b>11.0</b>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> </li> <li>2. No site works of any nature or development shall take place until arrangements have been made, and agreed with the Department, for archaeological surveillance of topsoil stripping and site preparation, and for the recording of any archaeological remains which may be identified. <p>Reason: to ensure that any archaeological remains which may exist within the application site are identified and recorded.</p> </li> <li>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>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> </li> <li>4. Prior to the occupation of the proposed development, that applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the Preliminary and Generic Quantitative Risk Assessment prepared by RSK for Like Architects titled Preliminary and Generic Quantitative Risk Assessment: 581 Shore Road, Belfast, dated 17th February 2015, project 601141 - R1 (01) have been implemented. <p>The verification report shall demonstrate the successful completion of remediation works and that the site is now fit for the intended end-use. 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.</p> <p>In particular, this Verification Report must demonstrate:</p> <ul style="list-style-type: none"> <li>• All private residential gardens have been made up of a minimum 800 mm of clean material consisting of soil demonstrably suitable for the end use (Residential with Plant Uptake) overlaying a capillary break layer of 200 mm thickness.</li> <li>• All soft landscape areas have been made up of a minimum 600 mm of material consisting of soil demonstrably suitable for the end use overlaying a capillary layer of a minimum 200 mm thickness.</li> <li>• All remaining areas of the development have been covered with hardstanding.</li> <li>• All residential dwellings have gas protection measures in line with CIRIA C665 Characteristic Situation 3.</li> </ul> <p>Reason: Protection of human health</p> </li> <li>5. In the event that contamination not previously considered is encountered during</li> </ol>

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

6. Prior to the occupation of the development, a Verification Report must be submitted which demonstrates that the noise mitigation measures and recommendations as outlined in F.R. Mark Report and Associates Noise Impact Assessment titled 'Proposed Residential Development Shore Road, Belfast' dated February 2015 have been fully implemented to ensure that internal noise levels within any apartment shall not:

- exceed 35 dB LAeq,16hr at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Requirements.
- exceed 30dB LAeq,8hr at all other times measured over a five minute period within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current Building Control Requirements.
- exceed 45 dB LAMax for any single sound event between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current Building Control Requirements.

Reason: Protection of human health

7. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Department.

Reason: In the interests of public health.

<b>ANNEX</b>	
<b>Date Valid</b>	26th September 2014
<b>Date First Advertised</b>	10th October 2014
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) 556 - 588 Shore Road Low-Wood Belfast Loughside Recreation Centre Shore Road Low-Wood	
<b>Date of Last Neighbour Notification</b>	6th October 2014
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 01 – Site location 02 – Existing survey 04(a) – Proposed site plan 06(a) – Proposed site plan with wayleave constraints 07(a) – Proposed site plan 08 – Block A – floor plans 09 – Block A – front and side elevations 10 – Block A – rear and side elevations 11 – Block B – floor plans 12 – Block B – front and side elevations 13 – Block B – rear and side elevations 14 – Block C – ground floor plan 15 – Block C – first floor plan 16 – Block C – front and side elevations 17 – Block C – rear and side elevations 18 – Block D – Floor plans 19 – Block D – elevations 20 – Block E – floor plans 21 – Block E – front and side elevations 22 – Block E – rear and side elevations 23 – Block F – ground floor plan 24 – Block F – first floor plan 25 – Block F – rear and side elevations 26 – Block G – floor plans 27 – Block G – elevations 28 – Block H – ground floor plan 29 – Block H – first floor plan 30 – Block H – front and side elevations 31 – Block H – rear and side elevations 32 – Boundary treatment elevations	



**Notification to Department (if relevant)**

Date of Notification to Department: N/A

Response of Department: