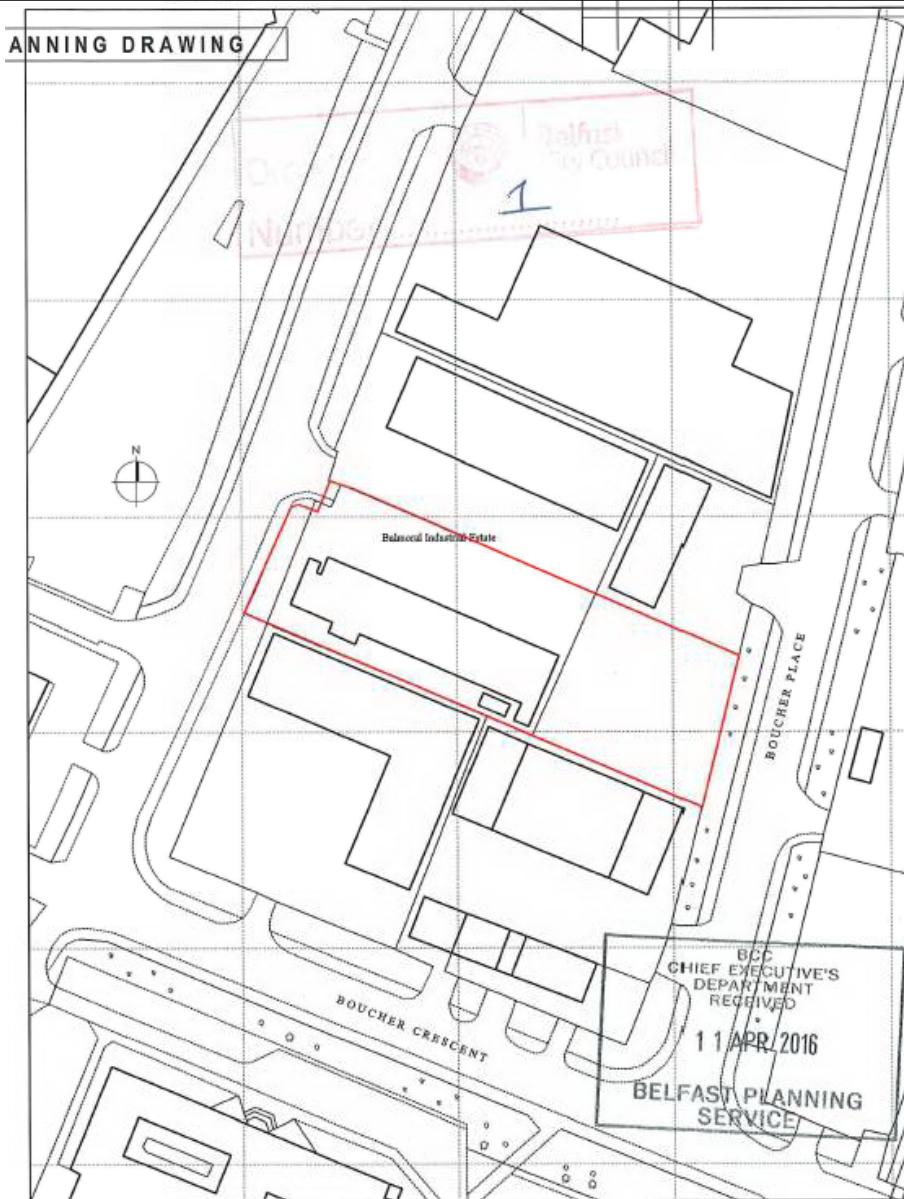


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 May 2017	
Application ID: LA04/2016/0868/F	
Proposal: Proposed alteration and extension to rear of premises to provide additional retail on the first floor with storage on the second floor. Ground floor parking to be retained but rearranged around existing structure.	Location: 52-54 Boucher Crescent Belfast BT12 6HU
Referral Route:	
Recommendation:	Approval
Applicant Name and Address: Creations Interiors Ltd 52-54 Boucher Crescent Belfast BT12 6HU	Agent Name and Address: McAdam Stewart Architects Banbridge Enterprise Centre Scarva Road Banbridge BT32 3QD
<p>Executive Summary: The application seeks full planning permission for a proposed alteration and extension to rear of the existing Creations premises to provide additional retail on the first floor with storage on the second floor. Ground floor parking to be retained but rearranged around existing structure.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - Principle of increase in retail floor space - Design and layout - Access, Movement, Parking and Transportation - Effect on the nearby Archaeological site <p>The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is on unzoned white land. The use is already clearly established on the site.</p> <p>The application has been assessed against relevant planning policies including BMAP, the Strategic Planning Policy Statement (SPPS), PPS 3: Access, Movement and Parking, PPS 6: Planning, Archaeology and the Built Heritage, and associated supplementary guidance.</p> <p>In accordance with the requirements of the SPPS, a Retail Impact Assessment was submitted. On the basis of the information provided, it is considered that the proposal complies with the SPPS.</p> <p>All relevant neighbours were notified and the proposal was advertised in the local press. No representation were received.</p> <p>All consultees offered no objections in principle to the proposal.</p> <p>An approval with conditions is recommended. Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.</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
Representations from Elected Members	None.

Characteristics of the Site and Area

1.0 Description of Proposed Development

Proposed alteration and extension to rear of premises to provide additional retail on the first floor with storage on the second floor. Ground floor parking to be retained but rearranged around existing structure.

2.0 Description of Site

The site is located at 52-54 Boucher Crescent, Belfast. The application relates to an existing furniture retail store, Creations. The access runs along the NW boundary of the site which is adjacent to the front elevation of the retail store. There is a large projection to this elevation which is the entrance to the store. The unit is detached two storey unit finished in a mix of external materials, wood cladding, glass, brick and stone. There is car parking to the side and rear of the site. The site is level. The boundaries are defined by paladin fencing with the exception of the roadside boundary. The site is adjacent to other retail uses, including Armatile, Screwfix and Nevada Bob's Golf store.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There are a number of relevant planning applications on the site, in particular:

Z/2013/0585/F - Development to include change of use of existing 2-storey, vacant office building to bulky goods retail use (including cafe) with new extension to rear and new lobby entrance, associated elevational changes, new entrance from Boucher Place to supplement existing entrance from Boucher Crescent, provision of car parking and associated operational development – Permission granted – 12/06/14

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan (BMAP) 2015

4.1.1 No zones

4.1.2 In the vicinity of Archaeological Site ANT 061: 008

4.2 Strategic Planning Policy Statement (SPPS)

4.2.1 Good Design paras.15-19

4.2.2 Town Centres and Retailing paras. 6.272 - 6.283

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

4.3.1 Policy AMP 2: Access to Public Roads

4.3.2 Policy AMP 6: Transport Assessment

4.3.3 Policy AMP 7: Car Parking and Servicing Arrangements

4.4 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.4.1 Policy BH 2: The Protection of Archaeological Remains of Local Importance and their Settings

5.0 Statutory Consultees Responses

5.1 DRD Transport NI - No objection subject to conditions

5.2 DoC Historic Environment Division – No objection

5.3 NI Water – No objection

5.4 DAERA Waste Management – No objection subject to conditions

6.0 Non Statutory Consultees Responses

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

7.0 Representations

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

8.0 Other Material Considerations

8.1 Parking Standards

9.0 Assessment

9.1 The site is located within the development limits of Belfast as designated in Belfast

Metropolitan Area Plan 2015. The Development Plan identifies the site as within white land. The proposed development is for alteration and extension to the rear of the premises to provide additional retail space on the first floor with storage on the second floor. The ground floor parking is to be retained but rearranged around the existing structure. The use is already clearly established on the site.

9.2 The key issues are:

- Principle of increase in retail floor space
- Design and layout
- Access, Movement, Parking and Transportation
- Effect on the nearby Archaeological site

9.3 The proposed total additional area increase (measured internally) is 881.8 sqm to the unit which currently measures 2070 sqm (internally). This is an increase of 30% with 660 sqm of net retail space. The existing building benefits currently from bulky goods retail use. The proposal is to accommodate an extension to Creations which sells bulky goods and therefore is in line with the bulky goods approval for the unit.

9.4 The proposed extension is to the rear of the site where there is existing parking. The extension is 2 storey with parking below. The proposed finishes are dark grey aluminium cladding, blue/black brick and timber cladding as well as a goosewing grey aluminium cladding to the flat roof. The finishes are contemporary and acceptable for the area. The proposed extension is 2.8m approximately higher than the ridge height of the existing building, however this echoes the design and height of the existing entrance which is a projecting feature. There are no issues of overlooking or overshadowing. The proposal is not contrary to the principles of good design in the SPPS, in that the development is compatible with its surroundings.

9.5 Paras 6.272 - 6.283 of the SPPS provides the context for Town Centres and Retailing. Part 9 regulation 32 and associated Schedule of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 states: 'during the transitional period a departmental development plan shall operate as the local development plan for the area for which it is made and shall be treated for the purposes of the 2011 Act and any other enactment relating to planning as being the local development plan for the area'. A full retail impact assessment (RIA) is required when the proposal will result in the overall development being above the threshold of 2500 sqm gross external area as detailed within para 6.283 of the SPPS. The proposal will result in 3064 sqm gross external area.

9.6 Since the application is for an extension to an existing use the RIA looks at similar outlets within a 10 minute drive. Therefore the RIA looks at retail centres including Belfast City Centre (where there is an existing Creations store), Andersonstown and the District Centre of Cityside. Other District Centres included within the 10 minute drive band include the Westwood Centre, Kennedy Centre, Park Centre, Dairyfarm and Hillview Retail Park however these are all shopping centres anchored (or intended to be) by a foodstore and therefore are not like for like shopping. Although not a protected retail centre the Boucher Road retail area has 3 purpose built retail parks – Boucher Retail Park, Shane Retail Park and Balmoral Plaza – all with large units ideal for retailers selling bulky goods, needed for stock and servicing, however none of which are available.

9.7 The potential level of retail impact that could ensue from the proposed development was estimated through analysing the following data:

- Catchment population – 583,430 within 20 minute drive band by 2019
- Catchment expenditure - £405m within 20 minute drive band by 2019
- Turnover of existing stores - £150m by 2019 for all bulky goods units within 10 minute drive band
- Turnover of proposal – additional floorspace will generate a turnover of £2.1m

- Trade draw of proposal from within catchment – it is estimated that 20% will come from the 0-5 minutes drive band; 30% from the 5-10 minutes drive band; 20% from the 10-15 minutes drive band; 10% from the 15-20 minutes drive band, and the remaining 20% from beyond the 20 minutes drive band.

9.8 On balance the increase in bulky goods retail floorspace is considered acceptable for this site. The statistical analysis, provided within the Braniff Associates report dated May 2016, demonstrated that retail impact on existing retailers will not be adverse or cause demonstrable harm to retail interests in areas of acknowledged importance, i.e. Belfast City Centre and District Centres. This is due to the modest size of the extension as well as the anticipated growth in bulky goods expenditure throughout the catchment (£36.7m).

9.9 A Transport Assessment Form; Car Parking Survey and Service Management Plan were submitted on 08/07/16. The scale of development, transport implications, car parking and servicing arrangements of the proposal were assessed by Transport NI through this and they consider them to be acceptable, as well as the new access onto Boucher Place. Therefore the proposal complies with Policies AMP 2, AMP 6 and 7 of PPS 3 and Parking Standards.

9.10 The proposed development is within the vicinity of an Ecclesiastical Site (ANT 061:008). HED Historic Monuments advised through consultation the proposal will not adversely affect the archaeological site and therefore is acceptable.

9.11 Having regard to the policy context, the proposal is considered acceptable and planning permission is recommended.

10.0 Conclusion

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. It is recommended that the delegated authority is given to the Director of Planning & Place to approve the application with conditions with the final framing and wording of conditions to be delegated.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

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 development hereby permitted shall operate in accordance with the approved Service Management Plan (16-053/ Service management Plan/2016) date stamp received by the Planning Authority on 8 Jul 2016.

Reason: In the interests of road safety and the convenience of road users.

3. The vehicular accesses, including visibility splays and any forward sight distance shall be provided in accordance with approved Drawing No 07A date stamped received 12 October 2016 prior to the operation of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be

retained and kept clear thereafter. Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. Prior to the operation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in Section 7.0 of the P564 Preliminary Risk Assessment (PRA) and Generic Quantitative Risk Assessment (GQRA) May 2016 have been implemented. This verification report shall specifically address the following :-

- The structural barrier of the floor slab.
- Ventilation measures.
- Gas resistant membrane.

Reason: The protection of human health

5. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Commercial). 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 that gas protection measures in accordance with CIRIA C665 Characteristic Situation 2 have been installed throughout the building footprint of the proposed development. Furthermore verification or integrity testing shall be in accordance with the provisions of CIRIA C735.

Reason: The protection of human health

6. The net retail floorspace hereby approved shall not be sub-divided into independent units without the prior consent of the Council.

Reason: To control the nature, range and scale of retailing activity to be carried out at this location.

7. No internal operations increasing the floorspace available for retail use, including the construction of, or extension to mezzanine floors, shall be carried out without the prior consent of the Council.

Reason: To control the nature, range and scale of retailing activity to be carried out at this location.

Informatives

1. 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.

2. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves

making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Transport NI Section Engineer whose address is 1a Airport Road, BELFAST, BT3 9DY. A monetary deposit will be required to cover works on the public road.

3. All construction plant and materials shall be stored within the curtilage of the site.

4. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

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.

6. The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

7. The development hereby approved relates to a retail unit with retail use restricted by condition to bulky goods (planning permission Z/2013/0585/F).

ANNEX	
Date Valid	11th April 2016
Date First Advertised	20th May 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 2-6 Boucher Plaza,Boucher Road,Ballymurphy,Belfast,Antrim,BT12 6HR, The Owner/Occupier, 46-56,Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6QY, The Owner/Occupier, 47 Boucher Road,Ballymurphy,Belfast,Antrim,BT12 6HR, The Owner/Occupier, 49-51,Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6HU, The Owner/Occupier, 51-59,Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6QE, The Owner/Occupier, 53 Boucher Road,Ballymurphy,Belfast,Antrim,BT12 6HR, The Owner/Occupier, 58 Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6HU, The Owner/Occupier, Alarm Supplies Boucher Crescent Belfast BT12 6HT The Owner/Occupier, Armatile 58-60 Boucher Crescent Belfast BT12 6HU The Owner/Occupier, Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HT, The Owner/Occupier, Boucher Road,Ballymurphy,Belfast,Antrim,BT12 6HR, The Owner/Occupier, J Horner _ Co, 1 Boucher Place, Belfast The Owner/Occupier, Modern Tyre Service Boucher Crescent Belfast BT12 6HT The Owner/Occupier, Nevada Bob's 46 Boucher Crescent Belfast BT12 6HU The Owner/Occupier, Performance Auto-Centre Boucher Crescent Belfast BT12 6HT The Owner/Occupier, Printing Press,46-56,Boucher Crescent,Ballymurphy,Belfast,Antrim,BT12 6QY, The Owner/Occupier, Screwfix 46 Boucher Crescent Belfast BT12 6HU The Owner/Occupier, Unit 1 & 2,Enterprise House,37 Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HU, The Owner/Occupier, Unit 2,Enterprise House,37 Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HU, The Owner/Occupier, Unit 3 - 4,Enterprise House,37 Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HT,</p>	

The Owner/Occupier, Unit 5,35 Boucher Place,Ballymurphy,Belfast,Antrim,BT12 6HT,	
Date of Last Neighbour Notification	10th June 2016
Date of EIA Determination	N/A
ES Requested	Yes /No
Planning History	
<p>Ref ID: Z/1993/0864 Proposal: Development of Industrial Units (use Class 4 and use Class 11) with ancillary offices Address: BOUCHER CRESCENT INDUSTRIAL ESTATE BOUCHER CRESCENT BELFAST BT12 Decision: Decision Date:</p>	
<p>Ref ID: Z/1988/1209 Proposal: Construction of industrial building, associated site works and access Address: BOUCHER PLACE BELFAST BT12 Decision: Decision Date:</p>	
<p>Ref ID: Z/1994/0444 Proposal: Change of use of part of site from bottle gas distribution and sales to car sales Address: ENTERPRISE HOUSE BOUCHER CRESCENT BELFAST BT12 Decision: Decision Date:</p>	
<p>Ref ID: Z/2000/1704/F Proposal: Extension and alterations to existing building. Address: Enterprise House, Boucher Crescent, Belfast Decision: Decision Date: 10.01.2002</p>	
<p>Ref ID: Z/1986/2145 Proposal: Erection of offices, showroom, stores and fuel Store Address: ADJACENT GOVERNMENT TRAINING CENTRE, BOUCHER ROAD, BELFAST BT12 6HR</p>	

Decision:
Decision Date:

Ref ID: Z/1988/1224

Proposal: Installation of 1000 gallon underground tank for storage of petroleum

Address: K P ENTERPRIZES, BOUCHER CRESCENT BELFAST BT12

Decision:
Decision Date:

Ref ID: Z/1989/0343

Proposal: Construction of car showroom

Address: KEARNEY ENTERPRIZES BOUCHER CRESCENT BELFAST BT12

Decision:
Decision Date:

Ref ID: Z/2011/0358/O

Proposal: Proposed relocated office building with associated parking

Address: Site between Boucher Place and Blackstaff River, Belfast, BT12 6HT,

Decision:
Decision Date: 02.05.2012

Ref ID: Z/2007/2752

Proposal: Reporting Centre

Address: Boucher Crescent, Belfast

Decision:
Decision Date:

Ref ID: Z/1996/0692

Proposal: Extension to newspaper printing plant

Address: 46-56 BOUCHER CRESCENT BELFAST BT12

Decision:
Decision Date:

Ref ID: Z/2008/1022/F

Proposal: Change of use from B2 (general industry) with ancillary offices to UKBA Public Office.

Address: News Letter Group Building, 45-56 Boucher Crescent, Belfast, BT12 6HU

Decision:
Decision Date: 26.11.2008

Ref ID: Z/1991/1047

Proposal: Change of use from warehouse to printing plant and construction of newspaper composition and reprographic

facilities with ancillary offices
Address: BOUCHER CRESCENT BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/2003/1062/F
Proposal: Addition of two storey portacabins for temporary office / storage use.
Address: Century Newspapers, 46 Boucher Crescent, Belfast, BT12 6HU
Decision:
Decision Date: 22.10.2003

Ref ID: Z/2002/2735/F
Proposal: Alterations to existing press hall to incorporate new door, canopy, skip area and fencing.
Address: Century Newspaper Ltd, 46 Boucher Crescent, Belfast, BT12 6HU
Decision:
Decision Date: 23.05.2003

Ref ID: Z/2010/0086/F
Proposal: New entrance lobby extension, replacement of existing entrance lobby, external maintenance refurbishment works, internal restructuring/refurbishment to form 8no office suites, formation of new carpark and installation of boundary fence.
Address: 45-56 Boucher Crescent, Belfast
Decision:
Decision Date: 11.03.2010

Ref ID: Z/1991/0853
Proposal: Construction of warehouse units
Address: BOUCHER CRESCENT BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/1981/0975
Proposal: RETAIL SALES OUTLET
Address: OFF BOUCHER ROAD
Decision:
Decision Date:

Ref ID: Z/1989/0375
Proposal: Construction of light industrial, storage and distribution building with ancillary offices and showroom
Address: BOUCHER CRESCENT (ADJACENT TO RIDGEWAY PLANT) BELFAST BT12
Decision:

Decision Date:

Ref ID: Z/2003/2750/O

Proposal: Site for erection of 1 No. retail warehouse unit with car parking and general site works

Address: Ridgeway Plant Co Ltd, Boucher Crescent, Belfast, BT12 6HU

Decision:

Decision Date:

Ref ID: Z/1987/0856

Proposal: Warehouse development (including workshop and offices)

Address: OFF BOUCHER ROAD-ADJACENT TO GOVERNMENT TRAINING CENTRE, BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2013/0287/A

Proposal: Shop sign on wall of shop, and totem sign

Address: 46-50 Boucher Crescent, Belfast, BT12 6HU,

Decision: WITHDR

Decision Date: 10.10.2013

Ref ID: Z/2005/2236/RM

Proposal: Erection of 1 no retail warehouse unit with car parking and general site works.

Address: Ridgeway Plant Co. Ltd, Boucher Crescent, Belfast, BT12

Decision:

Decision Date: 05.07.2006

Ref ID: Z/1991/0481

Proposal: Construction of retail warehouse units

Address: BOUCHER CRESCENT BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1985/1716

Proposal: CONSTRUCTION OF ROADS AND PROVISION OF SERVICES

Address: BOG MEADOWS

Decision:

Decision Date:

Ref ID: Z/1986/1058

Proposal: FUEL DISTRIBUTION STORAGE CENTRE AND SHOWROOM

Address: BOUCHER ROAD, ON NEW ROAD OPPOSITE GOVERNMENT TRAINING CENTRE

Decision:
Decision Date:

Ref ID: Z/1987/1618

Proposal: Installation of advertising panel (Speedway Markets Ltd)

Address: BOUCHER CRESCENT, BELFAST BT12

Decision:
Decision Date:

Ref ID: Z/1986/1385

Proposal: TRADE AND BUSINESS PARK

Address: BOUCHER ROAD, (ADJOINING M1 BETWEEN MENZIES ENGINEERING WORKS AND GOVERNMENT

Decision:
Decision Date:

Ref ID: Z/2004/1664/F

Proposal: Amendment to condition 5 of planning approval ref Z/2002/0676/F, to allow for the sale of toilet articles.

Address: Boucher Retail Park, Boucher Crescent, Belfast, BT12

Decision:
Decision Date:

Ref ID: LA04/2016/0868/F

Proposal: Proposed alteration and extension to rear of premises to provide additional retail on the first floor with storage on the second floor. Ground floor parking to be retained but rearranged around existing structure.

Address: 52-54 Boucher Crescent, Belfast, BT12 6HU,

Decision:
Decision Date:

Ref ID: Z/2013/0585/F

Proposal: Development to include change of use of existing 2-storey, vacant office building to bulky goods retail use (including cafe) with new extension to rear and new lobby entrance, associated elevational changes, new entrance from Boucher Place to supplement existing entrance from Boucher Crescent, provision of car parking and associated operational development.

Address: 52-54 Boucher Crescent, Belfast, BT12 6HU,

Decision: PG
Decision Date: 12.06.2014

Ref ID: Z/2014/0394/F

Proposal: Landscape strip & formation of entrances to Boucher Crescent

Address: Enterprise House, Boucher Crescent, Belfast, BT12 6HU,

Decision: PG

Decision Date: 19.08.2014

Notification to Department (if relevant)

Date of Notification to Department: N?A

Response of Department: N?A