

Development Management Report Committee Application

Summary	
Committee Meeting Date: 16 May 2017	
Application ID: LA04/2016/1830/F	
Proposal: Erection of new 21 class primary school and nursery unit to replace the existing primary school, associated car parking, landscaping, site works and new access arrangements from Glasvey Drive.	Location: Holy Evangelist Primary School, Glasvey Drive Dunmurry BT17 0DB
Referral Route: Major application – site exceeds 1 hectare	
Recommendation:	APPROVAL
Applicant Name and Address: Trustees Of Holy Evangelist Primary School Parochial House Twinbrook Dunmurry BT17 0RD	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary:</p> <p>Erection of new 21 class primary school and nursery unit to replace the existing primary school, associated car parking, landscaping, site works and new access arrangements from Glasvey Drive. The proposal will provide facilities for 590 pupils, 30 teachers, and 30 ancillary staff. The proposed site is located within an existing primary school complex. The proposal includes removal of existing buildings and erection of a new primary school building with nursery school unit. The replacement building is mostly two storeys in height, with a separate detached single storey nursery building. The main primary school building is sited on an existing playing field within the curtilage of the school.</p> <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is not subject to any zonings. The application has been assessed against relevant planning policies including the Belfast Metropolitan Area Plan, the Strategic Planning Policy Statement, PPS8: Open Space, Sport & Outdoor Recreation, PPS3: Roads Considerations and associated supplementary guidance.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of a replacement school at this location; - Visual impacts of the proposal; - Impact on amenity / character of the area; - Impact on transport and other infrastructure; - Flood risk from the proposal; - Impact on natural heritage; <p>The proposal is for a new school within the existing school complex. This includes a re-configuration of buildings and play / open spaces and car parking provision. This will result in a</p>	

loss of some open space, contrary to PPS8 however, given the poor condition/facilities of the school it is considered that the community benefit of improved school facilities within the locality outweigh the retention of this space.

Design, scale and massing of the building is considered acceptable. The Authority through the SPPS encourages good quality design, in this respect some amendments to the design of the buildings were made during the processing which improved the quality however, the buildings are considered to remain largely functional. It is considered they will not result in a negative visual impact.

In terms of residential amenity the proposal would result in new buildings being closer to adjacent residential buildings to the west of the site in Glasvey Walk the separation is considered sufficient to mitigate overlooking and dominance issues.

Transport NI, Natural Heritage, and Rivers Agency have no objections in relation to traffic, parking and access, protected species, or drainage/flooding and accordingly the proposal is considered acceptable in relation to these issues.

No objections have been received from consultees or the public.

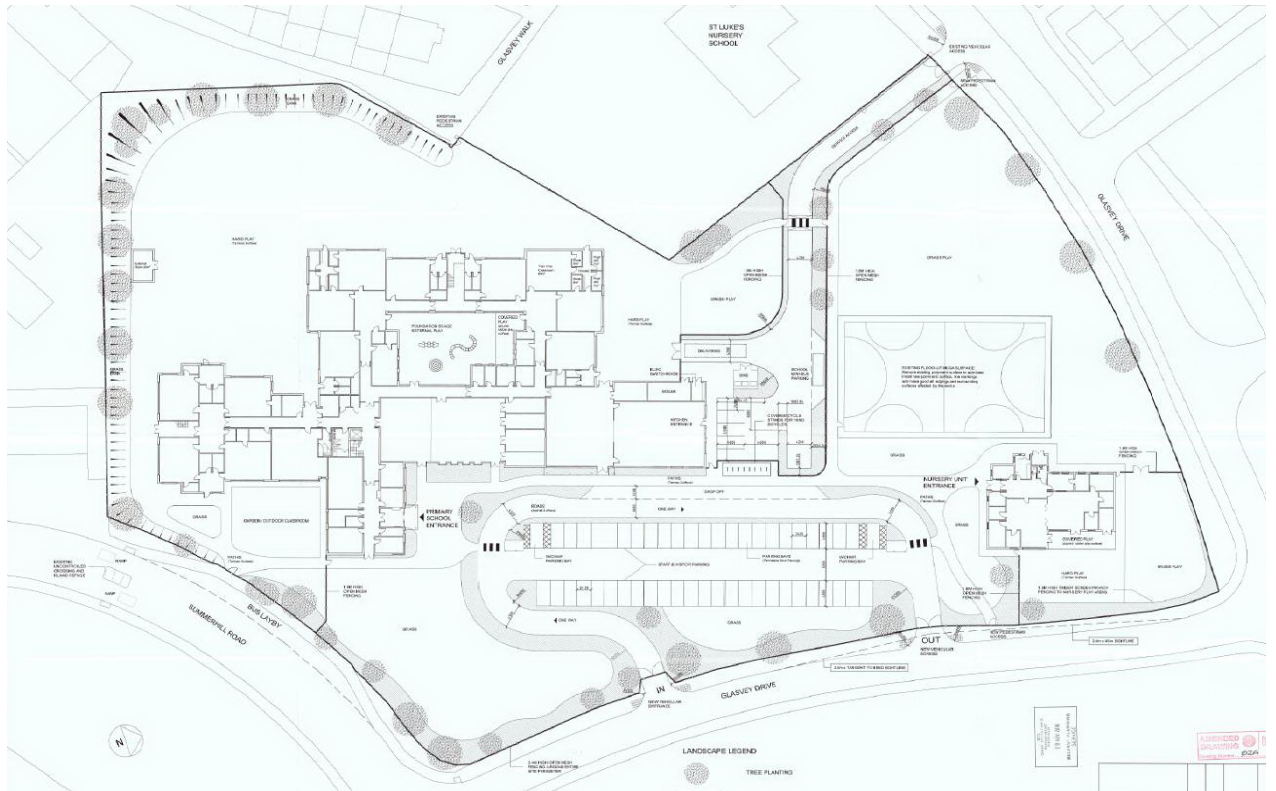
A Pre Application Community Consultation Report has been submitted in support of this application and is considered to meet the statutory requirements.

Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved subject to conditions.

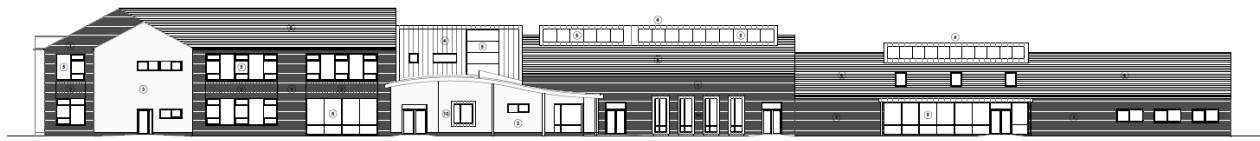
Signature(s):

Case Officer Report

Site Location Plan



Main School Front Elevation:

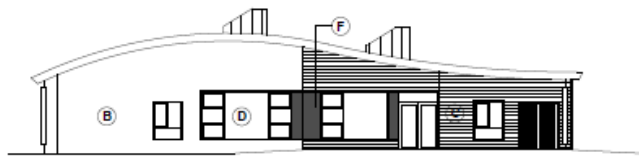


Proposed East Elevation

Nursery School:



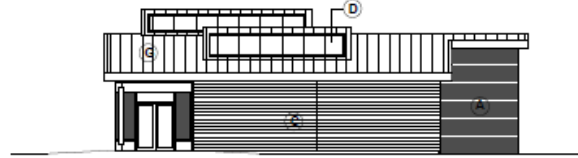
Proposed South Elevation



Proposed East Elevation



Proposed West Elevation



Proposed North Elevation

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
Representation from Elected Representatives	Cllr Brian Heading (status update)
Neighbour Notification Checked	Yes

1.0	<p>Description of Proposed Development</p> <p>Erection of new 21 class primary school and nursery unit to replace the existing primary school, associated car parking, landscaping, site works and new access arrangements from Glasvey Drive.</p> <p>The proposal will provide facilities for 590 pupils, 30 teachers, and 30 ancillary staff.</p>
2.0	<p>Description of Site</p> <p>2.1 The site is located at an existing primary school, Holy Evangelist at Glasvey Drive in Dunmurry. The site comprises mostly two storey buildings located in the north and eastern areas of the site with associated hard surfacing play areas, and a grassed playing field area in the south western area of the site. There are several mature trees in the south eastern corner of the site. The main vehicular access is via Glasvey Drive, with a service access at the north-western corner of the site.</p> <p>2.2 There is open space grassed areas to the east, with a nursery school, housing and church buildings immediately adjacent to the north and west of the site boundary.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>There is no relevant site history.</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>Regional Development Strategy (RDS);</p> <p>Strategic Planning Policy Statement (SPPS);</p> <p>PPS2: Natural Heritage;</p> <p>PPS3: Roads Considerations;</p> <p>PPS8: Open Space, Sport and Recreation;</p> <p>PPS15: Planning and Flood Risk;</p> <p>Development Control Advice Note 15 Vehicular Access Standards</p>
5.0	Statutory Consultee Responses
	<p>Transport NI – no objections;</p> <p>NI Water – no objections;</p> <p>Rivers Agency – no objections;</p> <p>Natural Heritage – no objections.</p>
6.0	Non Statutory Consultee Responses
	Environmental Health – no objections
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No representations have been received.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of a replacement school at this location; - Visual impacts of the proposal; - Impact on amenity / character of the area; - Impact on transport and other infrastructure; - Flood risk from the proposal; - Impact on natural heritage; <p>Policy Considerations:</p>
9.2	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, 4 and 8 remain applicable under 'transitional arrangements'.

9.3	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. Paragraphs 4.37-40 highlights the preservation and improvement of the built and natural environment.
9.4	<p>BMAP is the current development plan for the area. Part 9 regulation 32 and associated Schedule of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 states:</p> <p><i>‘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’.</i></p>
9.5	The site is not subject to any particular zoning within BMAP and is therefore ‘whiteland’.
9.6	PPS8 sets out regional policy for open space and recreation. OS1 refers to the protection of open space. This is relevant, as the proposal would result in the development/loss of sports pitches.
9.7	PPS2 Natural Heritage is relevant to the proposal given the trees within the site. NH2 relates to protected species, whilst NH5 relates to habitats, species or features of natural heritage importance.
9.8	PPS3 refers roads, access and parking considerations and is a material consideration in that any proposals must make necessary provisions for such matters. Car parking and servicing requirements are set out at AMP7, with design considerations set out at AMP9.
9.9	<p>There is no specific planning polices for education uses within BMAP, SPPS, or Planning Policy Statements.</p> <p>Planning History:</p>
9.10	<p>There is no history of relevance to the current application.</p> <p><u>Consideration</u></p> <p>The principle of a replacement school at this location ;</p>
9.11	The proposed site is located within an existing primary school complex. The proposal includes removal of existing buildings and erection of a new primary school building with nursery school unit. The replacement building is mostly two storeys in height, with a separate detached single storey nursery building. The main primary school building is sited on an existing playing field within the curtilage of the school.
9.12	It is argued that the redevelopment of the site must be undertaken with the retention of the existing facilities – a temporary decant of the site was ruled out by the Education Authority due to associated disruption and costs. Accordingly, the new buildings must be located on and around the sport pitches as there is insufficient opportunity to accommodate new development on the remainder of the site.
9.13	The playing fields element of the site would meet one of the typologies of open space discussed in annex A of PPS8. OS1 of PPS8 refers to the protection of open space and in summary states that such space shall be retained unless certain exceptional

	<p>circumstances can be demonstrated, including where there is substantial community benefits. Given the poor condition/facilities of the school it is considered that the community benefit of improved school facilities within the locality outweigh the retention of this space.</p> <p>Visual impacts of the proposal/ character of the area;</p>
9.14	<p>The proposal replaces existing school building with a new single building, mostly two storeys in height located centrally within the site. It is considered that the proposal will have no greater visual impact on the locality than the existing buildings. Existing trees around the site periphery, in addition to new planting and neighbouring buildings would filter views long distance views of these structures. There is extensive hard-surfacing for both play area, circulation space, and car-parking the overall arrangement of which is not considered good townscape design.</p>
9.15	<p>In relation to design, the proposed fenestrations are somewhat institutional in appearance, with greater solid than void emphasis. Openings are a mix of horizontal and vertical emphasis resulting in a slightly discordant rhythm to the elevations. However, on balance the proposal would not result in detrimental visual impacts to local character.</p>
9.16	<p>In relation to landscaping and associated issues, the proposal includes landscaping mostly around the site periphery in addition to several grassed areas. Discussion with the departments' Tree/landscape officer indicates that the details of planting proposed is acceptable in terms of species and specification. The landscaping proposed will assist in filtering views of the proposed building and contribute to townscape in the immediate locality. Conditions are necessary to ensure adequate implementation, management and replacement arrangements.</p> <p>Impact on amenity;</p>
9.17	<p>The proposal would result in new buildings being closer to adjacent residential buildings to the west of the site in Glasvey Walk with a separation distance of approximately 38 metres. This is considered sufficient to mitigate overlooking and dominance issues. Non-residential buildings are located to the south of the site. The building is located approximately 9.5 metres from the boundary at this location and is also considered sufficient that amenity of these buildings would not be compromised.</p>
9.18	<p>In addition to the physical structures, the associated activity with the school requires assessment in terms of noise and disturbance. In assessing these impacts, consultation has been undertaken with Environmental Health. They have concluded that the proposal would not detrimentally affect amenity through noise or light disturbance. Accordingly, the proposal is acceptable in relation to these issues.</p> <p>Impact on Natural and Built Heritage</p>
9.19	<p>The site is not located within a conservation area, area of townscape character, or within an area of archaeological interest. Natural Heritage have no objections to the proposal and accordingly the proposal is compliant with this criteria and policies HN2 AND NH 5 of PPS2.</p> <p>Impact on transport and other infrastructure;</p>
9.20	<p>Transport NI have considered the proposal and have no objections. Accordingly the proposal is acceptable in terms of traffic, parking and access considerations and therefore in accordance with this criteria and relevant policy within PPS3.</p>

<p>9.21</p> <p>9.22</p> <p>9.23</p>	<p>Flood risk from the proposal;</p> <p>OS4 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15.</p> <p>A drainage assessment and associated information was submitted for consideration and consultation undertaken with Rivers Agency and NIW in relation to these matters. Both consultees are satisfied with the findings / mitigation measures proposed and accordingly the proposal is considered acceptable in relation to these issues.</p> <p>No objections to the proposal have been received from third parties.</p> <p>Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2015/1312/PAN) was submitted to the Council on 5th November 2015.</p> <p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p> <p>A Pre Application Community Consultation Report has been submitted in support of this application and is considered to meet the statutory requirements.</p>
<p>10.0</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses.</p>

Signature(s)

Date:

ANNEX	
Date Valid	5th September 2016
Date First Advertised	16th September 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 11 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 12 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 13 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 14 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 15 Glasvey Court, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0DY, The Owner/Occupier, 15 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 16 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 16 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 17 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 18 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 18 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE, The Owner/Occupier, 2 Glasvey Crescent, Poleglass, Dunmurry, Antrim, BT17 0EA, The Owner/Occupier, 20 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 22 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 24 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 26 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 28 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 30 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 32 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 34 Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0ED, The Owner/Occupier, 41 Glasvey Court, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0DY, The Owner/Occupier,</p>	

42 Glasvey Court, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0DY,
The Owner/Occupier,
43 Glasvey Court, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0DY,
The Owner/Occupier,
A, 10 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE,
The Owner/Occupier,
B, 10 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE,
The Owner/Occupier,
C, 10 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE,
The Owner/Occupier,
Cara House Family Centre, Summerhill Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RL,
The Owner/Occupier,
D, 10 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE,
The Owner/Occupier,
E, 10 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE,
The Owner/Occupier,
F, 10 Glasvey Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DE,
The Owner/Occupier,
Good Shepard Convent, Summerhill Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RL,
The Owner/Occupier,
Parish Centre, Summerhill Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RL,
The Owner/Occupier,
St Luke's Church (r C), Twinbrook Road, Killeaton, Dunmurry, Antrim, BT17 0RP,
The Owner/Occupier,
St Luke's Nursery School, Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0DB,
The Owner/Occupier,
St Lukes Presbytery, Summerhill Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RP,

Date of Last Neighbour Notification

15th September 2016

Date of EIA Determination

13.09.2016

ES Requested

No

Planning History

Ref ID: LA04/2016/0804/PAD

Proposal: Erection of a new 21 class based Primary School and Double Unit Nursery to replace the existing Holy Evangelists' Primary School.

Address: Holy Evangelist Primary School, Glasvey Drive, Twinbrook, Dunmurry, BT17 0DB,

Decision:

Decision Date:

Ref ID: LA04/2016/0332/PAN

Proposal: Erection of a new 21 class based Primary School and Double Unit Nursery to replace the existing Holy Evangelists' Primary School.

Address: Former St Luke's Primary School, Glasvey Drive, Dunmurry, BT17 0DB,

Decision: PANACC

Decision Date:

Ref ID: S/2004/0851/F

Proposal: Environmental improvements comprising new road, traffic calming, altered car parking, roads and footpaths, removal of cobbled areas, plus new signage, walls, railings, planting and grassing.

Address: Glasvey, Twinbrook Estate, Dunmurry

Decision:

Decision Date: 11.04.2005

Drawing Numbers and Title

01, 02A, 03, 04

Notification to Department (if relevant) – n/a

Date of Notification to Department:

Response of Department: