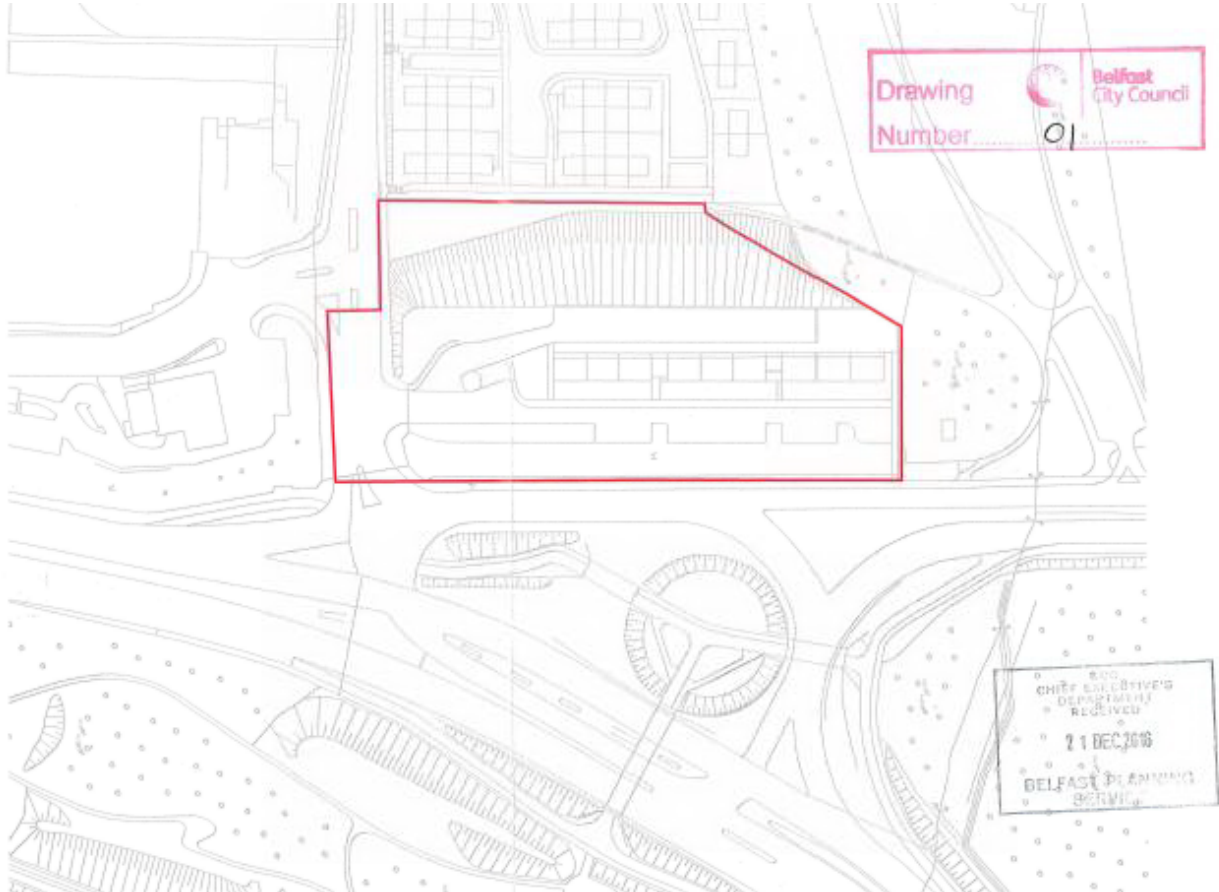


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 August 2017	
Application ID: LA04/2017/0043/F	
Proposal: Demolition of existing building and construction of residential development consisting of 104 apartments (18no 1 bed, 83no. 2 bed and 3no. 3 bed) with associated fitness suite, car parking and landscaping	Location: Parklands Knocknagoney Dale Knocknagoney Belfast
Referral Route: Major Development	
Recommendation:	APPROVAL
Applicant Name and Address: Kirk Bryson and Co Ltd Lesley House 605 Lisburn Road Belfast BT9 7GS	Agent Name and Address: Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p>Executive Summary:</p> <p>Full planning permission is sought for the demolition of the existing apartments and the construction of residential development consisting of 104 apartments (18no 1 bed, 83no. 2 bed and 3no. 3 bed) with associated fitness suite, car parking and landscaping</p> <p>The key issues in the assessment of this proposed development include:</p> <ul style="list-style-type: none"> - Principle of apartment development at this site - Impact on neighbouring land use - Design, Character, Appearance of Area and Amenity - Traffic and parking issues <p>Consultees including Environmental Health, Transport NI, Rivers Agency, NIEA, NI Water, Historic Environment Division and Belfast City Airport all have no objection to the proposal subject to conditions.</p> <p>Planning Service has issued 60 neighbour notification letters and advertised the proposal in the press, no letters of concern or objection have been received.</p> <p>It is considered that the proposed apartments is an acceptable form of development at this site, given previous land use for apartments.</p> <p>Having had regard to the development plan, relevant planning policies and other material considerations it is concluded that the proposal complies with the development plan, regional planning policy and other material considerations, it is recommended that the proposal should be approval subject to conditions. Whilst consultees have indicated no objection in principle to the proposal final conditions are yet to be received. It is therefore requested that committee delegate authority to the Director of Planning and Place to grant planning permission subject to the final wording of conditions to be agreed.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

- | | |
|-----|--|
| 1.0 | Description of Proposed Development
Planning permission is sought for the demolition of existing apartment building on site and its replacement with a residential development consisting of 104 apartments (18no 1 bed, 83no. 2 bed and 3no. 3 bed) with associated fitness suite, car parking and landscaping |
| 2.0 | Description of Site.
The site currently contains a five storey high apartment block (vacant) finished in red/brown facing brick and a flat roof design, the building appears to date from circa 1960s. The apartment block is located within a mature setting of open green space, trees and vegetation and residential parking space. The site is located in an area dominated by a busy road junction of the Sydenham Bypass, Hollywood Road and the A2 carriageway. The character of the area is mixed with residential housing, large commercial retail outlets (Hollywood Exchange and Tesco Knocknagoney) and Belfast City Airport all in close proximity to the site. |

Planning Assessment of Policy and other Material Considerations	
3.0	Planning History <ul style="list-style-type: none"> Z/2008/0728/F - Construction of 165 apartments, with covered parking and hard and soft landscaped amenity provision.
4.0	Policy Framework
4.1	Belfast Urban Area Plan (BUAP) Draft Belfast Metropolitan Plan 2015 (Draft BMAP) Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.2	Strategic Planning Policy Statement (SPPS) PPS 3 – Access, Movement and Parking PPS 7 – Quality Residential Environments PPS12 – Housing in Settlements.
5.0	Statutory Consultee Responses
	TransportNI Rivers Agency NIWater
6.0	Non Statutory Consultees Responses
	BCC Environmental Health Services Belfast City Airport NIEA
7.0	Representations
7.1	No representations have been received following notifications of the proposal
8.0	Other Material Considerations
	N/A
9.0	Assessment
9.1	The main issues to be considered in this case are: <ul style="list-style-type: none"> The principle of housing at this location; Impact on the character of the area; Impact on residential amenity; and Traffic and parking.
9.2	<u>Principle of Development</u> The site is located within the development limits of Belfast and is identified as whiteland and within the Knocknagoney Local Landscape Policy Area (BT 114) in the Belfast Metropolitan Area Plan 2015. It also fronts onto the busy road junction incorporating the Sydenham Bypass, Holywood Road and the A2. Given these facts and taking into account the planning history of a previous approval for 165 apartments on the site, and the proposal not conflicting with area plan designations, the principle of development is considered acceptable. The SPPS sets out five core planning principles of the planning system, including improving health and wellbeing, creating and enhancing shared space, and supporting good design and place making. The SPPS states PPS3 remains applicable under 'transitional arrangements' the parking provision of the proposal will be considered under this policy

document.

9.3

Residential

Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet.

In relation to the character of the surrounding area criterion (a) states that the development must respect the surrounding context and be appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.

The surrounding character to the site can be considered mixed, the site is located east of a major road junction which dominates the frontage and access into the site. A large retail supermarket and associated filling station is located to the north. Fronting the site and beyond the road junction is located Belfast City Airport and to the west is Knocknagoney Park. To the rear of the site is residential development consisting mainly of two storey terrace dwellings. The topography of the site generates a height difference of approximately 13.0m between the proposed ground floor level and the ground floor level of the neighbouring terraces. A bank of mature trees is located along the site boundary at this high point, contributing to screening the site from the terraces. It is considered that the proposed development although large in scale will respect the existing scale and massing of development in the area. The traditional two storey dwellings to the rear of the site will not be read against the proposal from the fronting roadways given the height difference and screening trees (submitted plans indicate trees to be retained and strengthen). It is considered that the proposal complies with criterion (a).

In terms of impact on landscape features, the site contains a significant number of trees located around the site's boundary, these are to be retained. If necessary a condition can be placed on approval to ensure that adequate protection measures are put in place to ensure that the trees are not adversely impacted during the construction phase. It is considered that the proposal complies with criterion (b).

The private open space provision is considered to be adequate for the proposal with the provision of communal roof top terraces and the surrounding in site green area. The site also adjoins the public accessible Knocknagoney Park, it is considered that the proposal complies with criterion (c).

9.4

Impact on Residential Amenity

In regards to impact on residential amenity, criterion (h) of QD 1 of PPS 7 requires there to be no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. The orientation of the development in relation to the existing terrace together with the topography of the site ensures these dwellings will not be over shadowed. It is considered that dominance and loss of light will also not be an issue, the proposed apartments will have a separation distance of approximately 45.0m from the terraces. The site topography and boundary vegetation ensures the proposed development, although higher than the existing apartments, will not have a dominating effect on the existing terrace dwellings, which as previously stated are located on the higher ground to the rear of the application site. Given the existing topography, boundary vegetation, the separation distance and the proposed rear windows are to serve both bedrooms and bathrooms overlooking is therefore not considered to be a

	significant issue, the proposal satisfies criterion (h).
9.5	<p><u>Traffic and Parking</u></p> <p>The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. There are 104 residential units proposed (18 one bedroom, 83 two bedrooms and three 3 bedrooms apartments). The total car parking provided is 151 spaces and covered cycle parking of 40 spaces. Having regard to the parking standards 153 car parking spaces are required. This equates to a shortfall of 2 spaces. The statutory body for traffic management, Transport NI (TNI), was consulted on the proposal. TNI sought amendments to the vehicular access, and stated that it was preferable for six spaces on the entrance road to be removed leading to the slight shortfall in spaces. They have advised on the amended scheme that the proposed parking and access arrangement is acceptable, an agreement to be reached on traffic calming measures within site.</p>
9.6	<p><u>Design</u></p> <p>The proposal introduces a modern design concept for residential accommodation to this area when compared to the existing on site apartments and neighbouring residential dwellings. The design is considered to be acceptable given that it fronts a major road network which accommodates large commercial premises of modern design, notably Belfast City Airport, Holywood Exchange, Tesco supermarket and filling station and the nearby Ashfield Boys High School. Planning permission was previously granted for apartment accommodation of 196 units. This proposal is considered to be an improved design solution than this previous 2008 approval, it will offer a reduction in unit numbers and has a significantly reduced massing. The design is to deliver the accommodation in three blocks, the gaps between each block, although not substantial, allow a visual link with the green open space behind. Each block is designed with roof terraces at the sixth and seventh floors which will be read with the tree line to the rear of the site. The front façade is strongly influence by glazing which given a lighter feel to the building. These measures taken together gives the proposal an acceptable massing at this location.</p>
9.7	<p>Developer Obligations</p> <p>In this case it is considered appropriate that any planning approval should be subject to the developer entering a legal agreement under Section 76 of the Planning Act with Belfast City Council in order to mitigate to some extent against the impact of the development. This will provide certainty around the management of the accommodation, quantity and quality of the open space, including children's play equipment, and to provide contributions to mitigate against the impact anticipated from 104 modern new homes with a total of 193 no. bedrooms, on local open space and recreation amenity provision.</p> <p>The works to be undertaken / and or sum of monies are to be agreed with the developer / landowner and the developer has expressed a willingness and commitment to meet these obligations and provide satisfactory contributions.</p>
10.0	Summary of Recommendation:
10.1	Approval, the proposal on balance proposal complies with area plan, prevailing planning policy and will have no harmful effects on neighbouring land uses.
11.0	Conditions
11.1	Standard planning time limiting condition
11.2	Formal wording of conditions to be delegated to Director of Planning of Place post committee.

ANNEX

Date Valid	21st December 2016
Date First Advertised	20th January 2017
Date Last Advertised	As above,
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 - 45 Parklands, Knocknagoney, Belfast, Down, BT4 2PS, 19 – 32 Laird Park, Ballymaghan, Belfast, Down, BT4 2NJ, 58 - 76 Knocknagoney Park, Knocknagoney, Belfast, Down, BT4 2PU, Tesco 24hr Store, 2 Knocknagoney Road, Knocknagoney, Belfast, Down, BT4 2PW, Tesco Filling Station, Knocknagoney Road, Knocknagoney, Belfast, Down, BT4 2PW,	
Date of Last Neighbour Notification	8th February 2017
Date of EIA Determination	13th April 2017
ES Requested	No

Drawing Numbers and Title

- 01 Site Location Plan
- 02B Proposed Site Layout
- 03B Landscape Proposal
- 04 Site Sections
- 05 Existing Site Conditions
- 06 Block A Proposed Floor Plans
- 07 Block A Proposed Floor Plans
- 08 Block A Proposed Elevations
- 09 Block B Proposed Floor Plans
- 10 Block B Proposed Floor Plans
- 11 Block B Proposed Elevations
- 12 Block C Proposed Floor Plans
- 13 Block C Proposed Floor Plans
- 14 Block C Proposed Elevations
- 15 Proposed Site Sections 1-1 and 2-2
- 16 Proposed Site Layout A1
- 17 Concept and Development Plan
- 18 Landscaping Proposals Plan
- 19 Conceptual Drainage Plan
- 20 Exceedance Flooding Layout
- 21 Proposed Access Amendments
- 22 Autotracking Refuse Vehicle - Site Ingress

Notification to Department (if relevant) N/A

Representations for Elected Members: None