

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 15 <sup>th</sup> August 2017	
<b>Application ID:</b> LA04/2017/0598/F	
<b>Proposal:</b> Variation of conditions 3 (construction of hard surfaced areas), 4 (cycle parking spaces) and 6 (proposed planting) of application Z/2015/0182/F to include reference in condition 3, 4 and 6 to a reconfigured hardstanding layout	<b>Location:</b> Lands adjacent to East Bridge Street and Accessed off Laganbank Road located between former Mayfield Leisure Centre and Central Station Belfast
<b>Referral Route:</b> Planning Committee – major application	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Allstate NI 9 Lanyon Place Belfast BT1 3LZ	<b>Agent Name and Address:</b> WDR and RT Taggart Laganwood House Newforge Lane Belfast BT9 5NX
<p><b>Executive Summary:</b></p> <p>Planning permission is sought to modify conditions 3, 4 &amp; 6 of planning approval Z/2015/0182/F to facilitate changes to the hard and soft landscaping on the development of an office block.</p> <p>Conditions 3 &amp; 4 were recommended to Planning Service by DfI Roads and relate to transport provision for the development. Condition 6 relates to the provision of hard and soft landscaping for the development.</p> <p>DfI Roads were consulted on the modifications to the parking layout and traffic movement within the development; modified conditions have been received.</p> <p>The new landscaping provision is considered to be acceptable and is in general conformity with the original approval.</p> <p>Consultees: DfI Roads – no objection with modified conditions.</p> <p><u>Recommendation</u> Approval subject to amended conditions</p>	

## Case Officer Report

### Site Location Plan



### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

Planning permission is sought to vary conditions 3, 4 & 6 of planning approval Z/2015/0182/F.

Conditions 3 & 4 were recommended by TransportNI and relate to onsite parking and cycle facilities. Condition 6 relates to landscaping

Changes proposed in new layout:

Variation of condition 3 is to allow removal of parking spaces contained within the site: 3no. spaces removed from within traffic island, 6no. removed from alongside Translink carpark, 6no. removed from front of proposed office building and 8no.

	<p>removed from shared access road adjacent to the former Mayfield Leisure Centre. The main car parking area is to be reduced from 26 spaces to 23.</p> <p>Variation of condition 4 will allow the Provision of one large covered cycle stand to accommodate 80 cycle spaces from previous two stands providing 80 spaces.</p> <p>Variation of condition 6 is to allow addition hard and soft landscaping to replace the removed parking spaces</p>
<b>2.0</b>	<p><b>Description of Site.</b></p> <p>The site is an office block currently under construction adjacent to Central train station and the former Mayfield leisure centre with the river Lagan as a backdrop.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Planning History</b></p> <p>Z/2015/0182/F - New office development (6 storey with roof plant) with realignment of existing car parking, infilling of slipways, refurbishment of marina steps, creation of new cycleway, new area of open space and associated landscaping.</p> <p>LA04/2015/1269/F - Proposed infill of part of existing marina to provide emergency/maintenance vehicular access to river walk and erection of new retaining wall.</p> <p>LA04/2016/1337/F - Provision of plant to serve office development including, underground sprinkler tanks with hard landscaping over, associated above ground pump house (21sqm), above ground gas metre room (1sqm), 3m high rendered screen wall with planting.</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p>BUAP dBMAP 2015</p> <p>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.</p>
4.2	<p>SPPS PPS 3</p>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	Dfl Roads – No objection with conditions
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
	N/A
<b>7.0</b>	<b>Representations</b>

7.1	None received
<b>8.0</b>	<b>Other Material Considerations</b>
	N/A
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The proposal would not result in an intensification in vehicular activity over and above that previously deemed acceptable under application Z/2015/0182/F. The access arrangements to the proposal will remain as approved.</p> <p>A sufficient level of parking (26no. spaces as opposed to 53no. approved previously) will remain on site to accommodate the proposed development in accordance with the requirements of the Parking Standards. The Council consulted DfI Roads regarding the amendments to the proposed site layout and its implication on the previous imposed conditions. TNI Roads having assessed the amendments have offered no objection and has provided the Council with amended conditions.</p>
9.2	<p>A significant level of hard and soft landscaping has been approved under previous application Z/2015/0182/F the proposed landscaping will include additional paving and trees at the Translink car park, additional lawn area to the side of the shared access road to the side of the former Mayfield Leisure Centre and additional paving and trees fronting the site. The provision of landscaping is considered acceptable and is in general conformity with the original approval.</p>
9.3	<p>The proposal will not result in intensification of use over and above that previously deemed acceptable under application Z/2015/0182/F. It is considered that the amended scheme will not result in any detriment to the amenity of neighbouring properties.</p>
9.4	<p>Legal Agreement These changes will not affect the provision or sequencing of developer contributions agreed under the original planning permission.</p>
<b>10.0</b>	<b>Summary of Recommendation:</b>
10.1	Approval
<b>11.0</b>	<b>Conditions and Informatives</b>
	<p>1. The development hereby permitted shall be begun before the 7<sup>th</sup> December 2020.</p> <p>Reason: This application is considered as integral to the original planning approval Z/2015/0182/F</p> <p>2. With the exception of the revised conditions below, which directly supersede the corresponding conditions 3, 4 and 6 on planning permission Z/2015/0182/F. The development shall be carried out in accordance with all remaining conditions and agreements for planning approval set out in decision notice Z/2015/0182/F.</p> <p>Reason: To ensure a satisfactory form of development is achieved.</p> <p>3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 01A '14-082-P500 Rev A, Location Plan and Site Plan' bearing the Belfast City Council Planning Office date stamp 12 June 2017 to provide adequate</p>

facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

4. A minimum of 80 no. cycle parking spaces in accordance with the Site Location Plan and Site Plan (Reconfigured Hardstanding Layout) as agreed with Belfast City Council Planning Office shall be provided and permanently retained close to the accesses to the proposed development for use by residents, staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

5. A detailed programme of works and any associated traffic management proposals shall be submitted to and agreed by Belfast City Council Planning Office, prior to the commencement of any element of road works.

Reason: To ensure an adequate provision for traffic management is provided prior to commencement of development.

## ANNEX

<b>Date Valid</b>	9th March 2017
<b>Date First Advertised</b>	7th April 2017
<b>Date Last Advertised</b>	9th June 2017
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, Belfast Central Railway Station, East Bridge Street, Town Parks, Belfast, Antrim, BT1 3PB,	
<b>Date of Last Neighbour Notification</b>	6th April 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Summary of Consultee Responses</b>  No objection with amended conditions	
<b>Drawing Numbers and Title</b>  01 Site location 02 Site Layout 03 Landscaping Layout	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	