

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 October 2017	
Application ID: LA04/2017/1607/F	
Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works.	Location: Titanic Exhibition Centre 17 Queen's Road Belfast BT3 9DU
Referral Route: Major Application > 5000 sq. m	
Recommendation: Approval	
Applicant Name and Address: Titanic Belfast Ltd 1 Olympic Way Queen's Road Belfast BT3 9DT	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary: The application seeks full planning permission for a Temporary Exhibition Centre, access arrangements, service and surface car parking and associated works. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The acceptability of the temporary exhibition centre at this location; - Contaminated Land; - Impact on Belfast Lough Special Protection Area and Area of Special Scientific Interest; - Traffic and Parking - Flooding and - Impact on amenity <p>The site is located within the development limits of Belfast as designated in the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan 2015 and within an area zoned as a mixed-use site. The principle of the proposed development has already been established on the site through the granting of an almost identical proposal for a three year period on 30th June 2015. Two entrance lobbies have been added, the purpose of which is to better manage the flow of people into and out of the exhibition centre. Given the temporary nature of the proposal it will not conflict with the zoning or prejudice the future redevelopment of the site in line with the planned development of Titanic Quarter. The principle of an exhibition centre is considered acceptable in this case for a further temporary 5 year period.</p> <p>The proposal has been assessed against the following Policies – Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 4: Planning and Economic Development and Planning Policy Statement 15: Planning and Flood Risk.</p> <p>NIEA - Natural Environment Division, Waste Management, Marine Environment Division and Rivers Agency have offered no objections to the proposal and standard conditions and informatives are to be applied.</p> <p>No objections have been received.</p>	

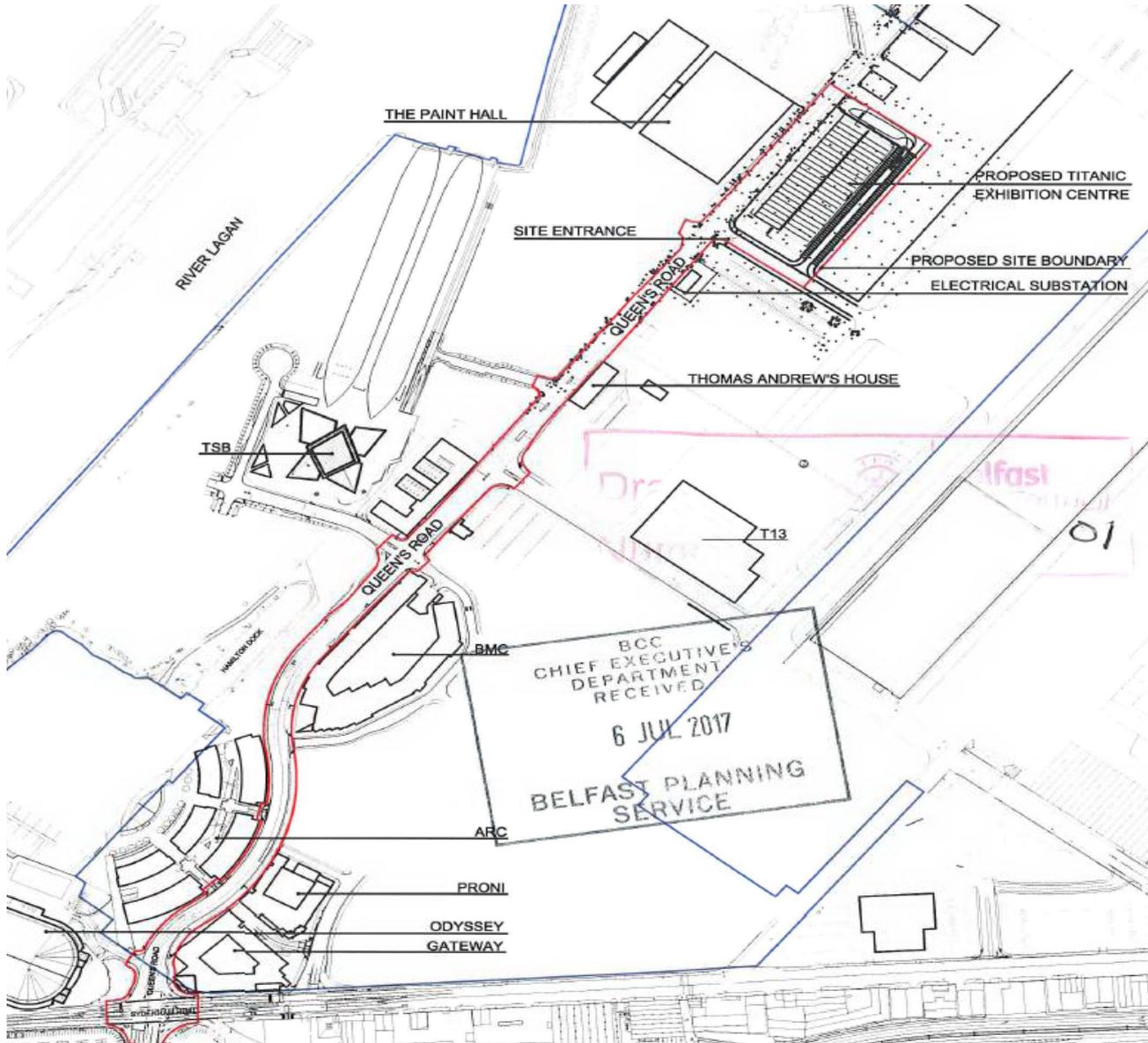
Belfast City Councils Environmental Protection Unit have asked for further detail in relation to floor structure detail to confirm if there will be adequate mitigation of potential gas pathways and how they will be broken up. However the structure has essentially been approved and constructed as proposed with the only difference being the addition of the new entrance lobbies, otherwise the application would have been a straightforward renewal of the previous permission. Reports submitted with the previous application on the site (LA04/2015/0057/F) concluded that the structure would block any potential contaminant pathways and that there is no need for any additional remediation

It is recommended that the application is approved subject to conditions and that Committee agrees the Director of Planning and Place is authorised to draft any necessary amendments and / or additional conditions.

Approval is recommended for a 5 year period.

Case Officer Report

Site Location Plan



1.0	<p>Description of Proposed Development Temporary exhibition centre, access arrangements, service and surface car parking and associated works. 5 year permission sought.</p> <p>Two entrance lobbies have been included from the previous approval. These make up around 30 sq. metres of additional floorspace. These were constructed on site in March 2017. Thus the proposal is essentially retrospective.</p>
2.0	<p>Description of Site Existing Exhibition Centre on site, surrounded by hard standing with an area of parking immediately south-east of the building. The site is located on level ground with no real boundary definition. 2m high steel railings define the roadside boundary.</p> <p>The building has been in operation since September 2015.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	LA04/2015/0057/F - Temporary exhibition centre, access arrangements, service and surface car parking and associated works at Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road, Belfast. Approved 30.06.2015 (application site)
3.2	Z/2014/0409/F - Temporary outdoor sports complex including support facilities, use of existing car parking spaces and other ancillary site works at Land east of Queen's Road, North East of Belfast Metropolitan College and south of Hamilton Road, Queen's Island . Approved 15.10.2014 (nearby site to south)
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 4 - Planning and Economic Development Planning Policy Statement 15 - Planning and Flood Risk
5.0	Statutory Consultees DfI Roads – No objection NIEA Waste Management Unit – No objection NIEA Water Management Unit – No objection NIEA Natural Environment Division – No objection DfI Rivers Agency – No objection
6.0	Non-Statutory Consultees Environmental Health BCC – Further info requested
7.0	Representations None received
8.0	Other Material Considerations N/A

<p>9.0</p>	<p>Assessment</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - The acceptability of the temporary exhibition centre at this location; - Contaminated Land; - Impact on Belfast Lough Special Protection Area and Area of Special Scientific Interest; - Traffic and Parking - Flooding and - Impact on amenity
<p>9.1</p>	<p>Principle of a temporary exhibition centre on the Site</p> <p>It is worth noting at this point that an almost identical proposal was approved on 30.06.2015. The only difference being two small additional entrance lobbies. The building approved under planning application LA04/2015/0057/F has been erected on the site and the three year approval will lapse in June 2018.</p>
<p>9.2</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>
<p>9.3</p>	<p>In the Belfast Urban Area Plan the site is located within the development limits of Belfast and within the Draft Belfast Metropolitan Area Plan within the Titanic Quarter zoning. The presumption is therefore in favour of development subject to the planning considerations detailed below.</p>
<p>9.4</p>	<p>A number of key site requirements are set out for development in the zoning BHA01. One of these requirements is that development of the site shall only be permitted in accordance with an overall development framework.</p>
<p>9.5</p>	<p>A development framework was prepared for the entire Titanic Quarter in 2003 and agreed by the Department of the Environment in 2008 and later amended in 2010. This provided an overall planning context for the phased development of the area. This framework is supported by a Transport Masterplan which stipulates infrastructure required at each phase of the development. The site is located within Phase 4 of the framework.</p>
<p>9.6</p>	<p>Each development must be consistent with the overarching framework. This approach has already been applied in the approval of the Financial Service Campus, the Public Records Office of Northern Ireland and the Titanic Film Studios.</p>
<p>9.7</p>	<p>Given the temporary nature of the proposal, it will not conflict with the zoning or prejudice the future development of the zoning, in line with the Local Development Framework. The principle of an exhibition centre is therefore considered acceptable, with a live approval, and indeed existing structure on the site at present.</p>
<p>9.8</p>	<p>A number of uses are identified in BMAP as being acceptable in the Titanic quarter. These include cultural/ heritage and recreation/ leisure uses. An exhibition hall falls within Use Class DI Community and Cultural Uses. The proposed use is therefore acceptable.</p>
<p>9.9</p>	<p>The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. The contemporary structure is sympathetic to the character of the area in terms of scale, massing and design.</p>
<p>9.10</p>	<p>The proposal has been assessed against Policy PED of PPS4.</p>

<p>9.11</p>	<p>A proposal for economic development use, in addition to the other policy provisions of this Statement, will be required to meet all the following criteria:</p> <ul style="list-style-type: none"> - it is compatible with surrounding land uses; The proposal is within an established industrial/ office area within the Titanic Quarter. Historic Environment Division was previously satisfied that the building would not adversely affect the setting of the nearby listed Pump House and Harland and Wolf Drawing offices. The structure is now on the site. - it does not harm the amenities of nearby residents; There are no residential properties within the vicinity of the site. - it does not adversely affect features of the natural or built heritage; Historic Environment Division was previously satisfied that the proposal will not be detrimental to the setting of the nearby listed Pump House and Harland and Wolf Drawing offices. The structure is currently present on the site, apart from the additional entrance lobbies. - it is not located in an area at flood risk and will not cause or exacerbate flooding; The area is not within a designated flood plain or an area that has been identified as being prone to flooding. - it does not create a noise nuisance; The proposed use is not likely to cause significant noise levels that would impact on amenity of nearby properties. - it is capable of dealing satisfactorily with any emission or effluent; No emissions would be associated with the proposed use. - the existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified; DFI Roads have offered no objections to the proposal. The proposal has been previously approved and is present on the site. - adequate access arrangements, parking and manoeuvring areas are provided; Parking is currently present on the site as previously approved. No additional parking is required as the proposal remains essentially the same. - a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport; The proposed access road and parking tie in with the existing access point and road infrastructure. Parking provided as previously approved. no additional parking required - the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity; The building is constructed on site as previously approved. The additional entrance lobbies are relatively minor in scale in relation to the main building and will not be in any way detrimental to visual amenity. - appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view; No boundary treatment is proposed however given the character of the area and the fact the proposal is for a temporary structure landscaping is not essential.
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	<ul style="list-style-type: none"> - is designed to deter crime and promote personal safety; and The site is gated with high steel railing along the roadside boundary.
9.12	<p>Contaminated Land</p> <p>Belfast City Councils Environmental Protection Unit have asked for further detail in relation to floor structure detail to confirm if there will be adequate mitigation of potential gas pathways and how they will be broken up. However the structure has essentially been approved and constructed as proposed with the only difference being the addition of the new entrance lobbies, otherwise the application would have been a renewal of the previous permission. The RPS reports submitted with the previous application on the site (LA04/2015/0057/F) concluded that the structure would block any potential contaminant pathways and that there is no need for any additional remediation.</p>
9.10	<p>Impact on Belfast Lough Special Protection Area and Area of Special Scientific Interest</p> <p>The proposal has been assessed against Policy NH 3 - Sites of Nature Conservation Importance – National.</p> <p>The nearest National, European and International sites to this proposal are:</p> <ul style="list-style-type: none"> - Inner Belfast Lough ASSI which is declared under the Environment Order (Northern Ireland) 2002; - Belfast Lough SPA which is designated under the EC Birds Directive (79/409/EEC on the conservation of wild birds); and - Belfast Lough Ramsar Site which is designated under the Ramsar Convention.
9.11	<p>Shared Environmental Services has considered the proposal in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations. Having considered the nature, scale, timing, duration and location of the project it is concluded that further assessment is not required because it would not have a likely significant effect on the selection features, conservation objectives or status of any European site.</p>
9.12	<p>The proposed development is over 1km from the nearest designated site, Inner Belfast Lough ASSI and over 1km from the nearest seal haul out site within Belfast Harbour. Due to the distance this proposal is from the marine environment, NIEA Marine and Fisheries Division are content that the proposal will not have any impact on marine features.</p>
9.13	<p>Traffic and Parking</p> <p>The proposal has been assessed against PPS3, TRAN 1 and policy CC025 of draft BMAP and is considered acceptable. Existing car parking is provided adjacent to the existing exhibition centre and car parking for the proposed building will be accommodated within the existing surrounding car parking.</p>
9.14	<p>In assessing the development application, DfI Roads notes the application is not expected to generate significant vehicular trips during weekday network peaks and that this is supported by observations of the operation of the site under the current approval. DfI Roads is mindful that the development is for a temporary, 5 year, approval, enabling continued monitoring of the effectiveness of the event management plan.</p>
9.15	<p>Should planning permission be granted DfI Roads require conditions attached to the decision notice as detailed below at 11.2-11.4.</p> <p>It is stated in the event management plan submitted with the application that as exhibitions</p>

<p>9.16</p> <p>9.17</p> <p>9.18</p> <p>9.19</p> <p>9.20</p>	<p>occur over a long period of the day and visitors come and go at their leisure it is unlikely that a mass exodus of visitors will occur at any one time that may result in queues along Queens Road.</p> <p>Flooding There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The site may be affected by undesignated watercourses of which we have no record.</p> <p>The proposal has been assessed against Policy <i>FLD1 - Development in Fluvial and coastal Flood Plains</i>. DfI Rivers has reviewed the Flood Risk Assessment (FRA) by RPS, dated July 2017, and comments as follows:-</p> <p>DfI Rivers, while not being responsible for the preparation of the FRA accepts its logic and has no reason to disagree with its conclusions.</p> <p>Impact on amenity There are no residential properties within the vicinity of the site. The proposal is almost identical to the structure approved and built on site. No objection has been offered from Environmental Health in relation to noise/ disturbance.</p>
<p>10.0</p> <p>10.1</p> <p>10.2</p>	<p>Summary of Recommendation: Approval</p> <p>Temporary exhibition centre in mixed use Titanic zoning. Proposal already approved and built on site. The three year temporary permission is still live. Temporary nature (5 years) of structure will ensure that there are no significant impacts on the planned redevelopment of the Titanic Quarter or on existing infrastructure.</p> <p>Having regard to the policy context and other material considerations above, including planning history on the site, the proposal is considered acceptable and planning permission should be approved for the following reasons.</p>
<p>11.0</p> <p>11.1</p> <p>11.2</p> <p>11.3</p>	<p>Conditions</p> <p>The structure shall be removed and the use hereby permitted shall be discontinued and the land restored to its former condition within 5 years from the date of this permission.</p> <p>Reason: In the interests of visual amenity.</p> <p>The development / exhibition shall operate under the Event Management Plan bearing Belfast Planning Service date stamp 06 July 2017.</p> <p>Reason: In the interests of road safety and traffic progression.</p> <p>The development / exhibition shall operate utilising hard surfaced areas constructed and</p>

11.4

permanently marked to provide approximately 106 incurtilage car parking spaces for use by exhibitors, persons with a disability and to provide a suitable drop off point. Provision of car parking for general visitors shall utilise available TQ car parks / lands in the surrounding area, identified and managed as part of the approved Event Management Plan deemed necessary for each exhibition.

Reason: To ensure that adequate provision has been made for car parking and traffic circulation in the interests of road safety and the convenience of road users.

One space per 25 spaces of the total parking provision shall be provided close to the entrance and permanently retained for people with a disability and shall be adequately marked for that purpose.

Reason: To ensure the provision of adequate parking facilities to meet the needs of people with disabilities.

Informatives

It should be brought to the attention of the applicant that the responsibility for justifying the Drainage Assessment and implementation of the proposed flood risk measures (as laid out in the assessment) rests with the developer and his/her professional advisors (refer to section 5.1 of Revised Planning Policy Statement 15).

The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.

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.

All construction plant and materials shall be stored off the adopted road.

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.

Public water supply within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.

The foul sewerage network within the harbour estate is private and the responsibility of Belfast Harbour Commissioners.

The surface water sewerage network within the harbour estate is private and the responsibility of Belfast Harbour Commissioners.

The applicant is advised to contact NIW Waterline on 03457 440088 or waterline@niwater.com, upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for

	<p>investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 03458 770002.</p> <p>Public water supply within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.</p> <p>The foul & surface water sewerage networks within the harbour estate are private and the responsibility of Belfast Harbour Commissioners.</p> <p>No connection should be made to the public sewer from 23rd May 2016, in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016), until the mandatory Sewer Adoption Agreement has been authorised by NIW.</p> <p>All services within the development should be laid underground.</p> <p>Development shall not be occupied until the onsite works have been completed in accordance with the drainage details submitted to and approved by the relevant authority.</p> <p>Development shall not be occupied until surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.</p>
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12.0	Notification to Department (if relevant) N/A
13.0	Representation from elected member None
Neighbour Notification Checked Yes	

ANNEX	
Date Valid	9th August 2017
Date First Advertised	25th August 2017
Date Last Advertised	25th August 2017
Details of Neighbour Notification (all addresses) 17 Queens Road, Queen'S Island, Belfast, Down, BT3 9DT, Belfast Harbour Commissioners, Harbour Office, Corporation Square, BT1 Harland & Wolff, Queens Road, Queen'S Island, Belfast, Down, BT3 9DT, Robinsons Crane Hire Ltd, 33 Sydenham Road, BT3 T13, 11 Queens Road, Queen'S Island, Belfast, Down, BT3 9DT, Titanic Studios, Queens Rd, Belfast BT3 9DU Unit A, Thomas Andrews House, Queens Road, Belfast, Down, BT3 9DT, Unit B, Thomas Andrews House, Queens Road, Belfast, Down, BT3 9DT,	
Date of Last Neighbour Notification	24th August 2017
Date of EIA Determination	21st August 2017
ES Requested	No
Drawing Numbers and Title 01, 02, 03, 04, 05, 06, 07	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	