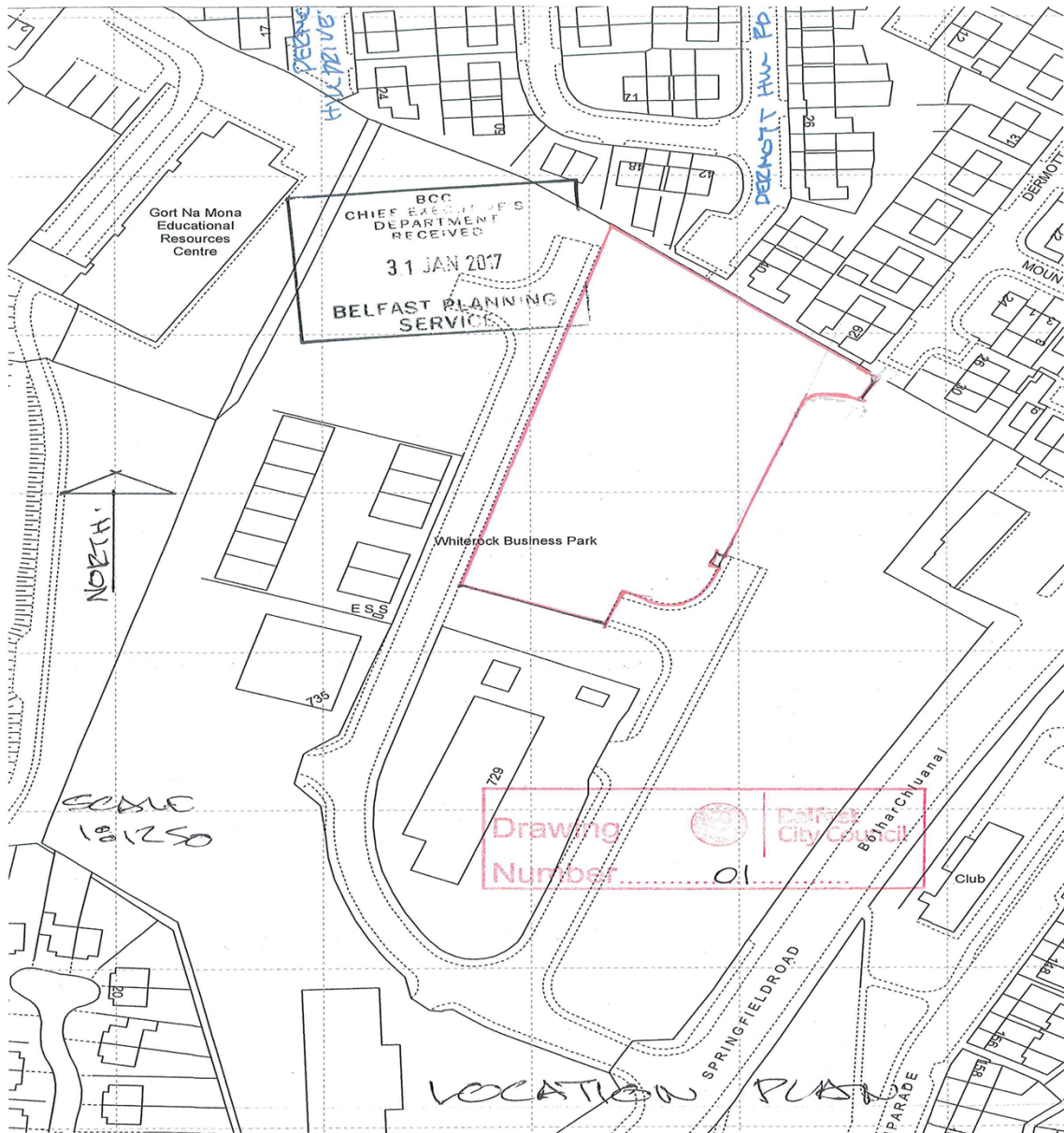


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 October 2017	
Application ID: LA04/2017/0348/F	
Proposal: Factory and office for production of timber sheds and play structures.	Location: Site Adjacent to 729 Springfield Road Whiterock Business Park Belfast
Referral Route: Proposal is for general industry under 2,500sqm and there is a representation that conflicts with case officer's recommendation.	
Recommendation:	Approval.
Applicant Name and Address: John McKay 108 Lagmore Glen Stewartstown Road Belfast BT17 0WB	Agent Name and Address: Peter J Morgan 17 Glengoland Crescent Dunmurry Belfast BT17 0JG
<p>Executive Summary: Planning permission is sought for a factory and office for production of timber sheds and play structures.</p> <p>The site is located within the development limits for Belfast. The site is zoned as Existing Employment within the draft BMAP 2015.</p> <p>The main issue to be considered are;</p> <ul style="list-style-type: none"> - The principle of the use of the proposal, - The impact of the development on the character and appearance of the surrounding area, - The impact on traffic and parking; - Impact on the residential amenity of neighbouring property at Dermot Hill and Norglen Parade. <p>The proposal has been assessed against the draft development plan (dBMAP 2015) and relevant regional planning policies. The proposal is considered to be compatible with the zoning of the site and compliant with regional policy.</p> <p>3no third party representations have been received all objecting to the proposal.</p> <p>TransportNI; NIWater and Environmental Health were consulted and all are content in principle. Environmental Health are content subject to conditions.</p> <p>Recommendation Having had regard to the development plan and other material considerations it is recommended that the application is approved subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>The proposal is for the construction of a factory and office for production of timber sheds and play structures. This will be a warehouse building with a brick lower half and steel roof. The site layout will include 12 car parking spaces for staff and access for an articulated lorry.</p>
2.0	<p>Description of Site</p> <p>The application site is a vacant piece of brownfield land within a business park. This is rectangular in form and is relatively flat. The boundaries are defined by a palisade fence to the south and east; and mature trees and overgrown hedges to the north and west. The site is bounded by other business premises within the Whiterock Business Park on 3 sides and a housing development on its north side.</p>

	The immediate local area is industrial development with residential development close by.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History No relevant planning history on the application site.
4.0	Policy Framework
4.1	Draft Belfast Metropolitan Area Plan 2015 Belfast Urban Area Plan 2001
4.2	Regional Development Strategy 2035; Belfast Urban Area Plan 2001; Belfast Metropolitan Area Plan (BMAP) 2015 (draft); Strategic Planning Policy Statement for NI (SPPS); Planning Policy Statement 3 - PPS3: Access, Movement and Parking; Planning Policy Statement 4 – Planning and Economic Development
5.0	Representations: Adjoining properties were consulted as part of the neighbour notification scheme and 3 third party representations have been received. These are summarised as follows: <ol style="list-style-type: none"> 1. Overlooking; 2. Noise from the factory; 3. Noise from construction works of the proposal; 4. Too close to neighbouring residential property; 5. Devaluing neighbouring residential property; and 6. Air pollution. Points at numbers 3 and 5 are non-material planning considerations. The remaining points are material to planning and will be incorporated into the following assessment.
6.0	Assessment
6.1	Consultations: The following bodies were consulted as part of the processing of this application: TransportNI NI Water Belfast City Council's Environment and Health Services Dept. None have any objection in principle to the proposal.
6.2	Constraints: The site is zoned as Existing Employment (BT 005/16) in draft BMAP 2015 and whiteland in the extant BUAP 2001. The site falls within the development limits for Belfast in both Plans. The PAC report on BMAP did not advise against the proposed zoning of this site for employment. As such BMAP will carry significant weight.

6.3	<p>Principle of Development: The proposed development use falls within Class B3: General Industrial. This is a compatible use with the zoning of the site for Existing Employment and as such the proposal is acceptable in principle. Policy PED 9 (a) of PPS 4 has also been met.</p>
6.4	<p>Materials: The proposed finished external materials will consist of block walls with partial steel cladding and a steel roof. The maximum height of the warehouse will be 8.1m approx. to the ridge; and 6.3m to the eaves.</p> <p>The overall design consists of a rectangular shaped building with a shallow pitched roof. There is a strong solid to void ratio. The design is compatible with the use and the prevalent design of buildings in the business park area. Design guidelines at paragraphs 4.23-4.36 of the SPPS have been adhered to.</p>
6.5	<p>Landscaping: The proposal has no soft landscaping. However, given the character of the local prevailing area and its industrial character, soft landscaping is unnecessary to help integration. However, existing trees along the north boundary will ensure that visual amenity of existing residential properties along Dermott Hill will be protected from unsightly views of an industrial park. A negative condition requiring details of these trees, their permanent retention and augmentation if necessary should be inclusive of any planning approval if forthcoming.</p>
6.6	<p>Amenity: The residential amenity of neighbouring properties is a material consideration. The separation distance from the proposed building to the nearest dwelling is 15m to No.40 Dermot Hill Road. At such close proximity the proposal has potential to impact the residential amenity of this property and other properties close by.</p>
6.7	<p>In respect of potential for noise, nuisance and disturbance Environmental Health is the statutory authority responsible. They have been consulted on this proposal and requested a Noise Impact Assessment in order to assess and mitigate potential for noise disturbance. On receipt of the NIA they confirmed that they are content with the proposal on the grounds that the applicant submits a Noise Verification Report within one month of the development becoming operational. They have also requested that the hours of operation are limited to within 8am – 5 pm Monday – Friday, and 8am – 1pm Saturday.</p>
6.8	<p>The proposal therefore complies with paragraphs 4.11-4.12 of the SPPS and Policy PED 9 of PPS 4.</p>
6.9	<p>Overlooking: The north elevation is closest to the boundary with Dermot Hill and no windows are proposed in this elevation. This will ensure no overlooking onto any existing residential property.</p>
6.10	<p>Access and Parking: Roads Service has been consulted and has deemed the proposal to comply PPS 3.</p>
6.11	<p>Flooding: The site is not within an area at flood risk and will not cause or exacerbate flooding. This complies with Policy PED 9(d) of PPS 4.</p>
7.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the</p>

	following conditions:
8.0	Conditions:
1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2	<p>Within one month of the development first becoming operational, the applicant shall submit to the Council for approval a Noise Verification Report. The Report shall verify that the rating level of the noise emitting from the development shall not exceed the existing background noise level (for both daytime and night time hours). The noise level shall be determined at the boundary of nearby noise sensitive premises. All measurements and rating shall be made according to BS4142:2014.</p> <p>Reason: in the interests of the amenity of nearby residential properties.</p>
3	<p>The Factory hereby permitted shall not operate outside the hours stated within the above noise report. 8am – 5 pm Monday – Friday, and 8am – 1pm Saturday.</p> <p>Reason: in the interests of the amenity of nearby residential properties.</p>
4	<p>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.</p> <p>Reason: Protection of human health.</p>
5	<p>The existing natural screenings of the site along the northern and western boundaries of the site shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.</p> <p>Reason: To safeguard the amenities of neighbouring residential properties and in the interests of visual amenity.</p>
6	<p>No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of all existing boundary trees and natural screenings have been submitted to and approved in writing by the Planning Authority.</p> <p>Reason: To safeguard the amenities of neighbouring residential properties and in the interests of visual amenity.</p> <p>Informatives:</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 sewers within this industrial park are unadopted the responsibility if Invest NI.</p>

The surface water sewers within this industrial park are unadopted and the responsibility of Invest NI.

No construction to be made, trees planted or other obstruction made within

- 3m (or 1.5 times the depth whichever is greater) of sewers, OR
- 4m (or 1.5 times the depth whichever is greater) of watermains <350mm diameter or 8m of watermains of 350mm diameter or greater.

A diversion may be necessary. Consultation with NIW is required at an early design stage.

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 investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 03458 770002.

Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to obtain details of the availability of existing water and sewerage infrastructure and how their proposal may be serviced.

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.

Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.

ANNEX	
Date Valid	16th February 2017
Date First and Last Advertised	3rd March 2017
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 29 Dermott Hill Park, Ballymurphy, Belfast, Antrim, BT12 7GA, The Owner/Occupier, 30 Dermott Hill Park, Ballymurphy, Belfast, Antrim, BT12 7GA, The Owner/Occupier, 30, Dermott Hill Park, Belfast, Antrim, Northern Ireland, BT12 7GA The Owner/Occupier, 40 Dermott Hill Road, Ballymurphy, Belfast, Antrim, BT12 7GB, The Owner/Occupier, 42 Dermott Hill Road, Ballymurphy, Belfast, Antrim, BT12 7GB, The Owner/Occupier, 42, Dermott Hill Road, Belfast, Antrim, Northern Ireland, BT12 7GB The Owner/Occupier, 44 Dermott Hill Road, Ballymurphy, Belfast, Antrim, BT12 7GB, E and T Doyle 44, Dermott Hill Road, Belfast, Antrim, Northern Ireland, BT12 7GB The Owner/Occupier, 46 Dermott Hill Road, Ballymurphy, Belfast, Antrim, BT12 7GB, The Owner/Occupier, 48 Dermott Hill Road, Ballymurphy, Belfast, Antrim, BT12 7GB, The Owner/Occupier, 48A Dermott Hill Road, Ballymurphy, Belfast, Antrim, BT12 7GB, The Owner/Occupier, 729 Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7FP, The Owner/Occupier, Springfield Road, Ballymurphy, Belfast, Antrim,,</p>	
Date of Last Neighbour Notification	25th May 2017
Date of EIA Determination	N/a
ES Requested	No
Drawing Numbers and Title	
<p>No. 1 – Site Location Plan No.2 – Proposed Block Plan No. 3 – Proposed Floor Plans No. 4 – Section and Elevations</p>	
Notification to Department (if relevant): Not Applicable.	
<p>Date of Notification to Department: Response of Department:</p>	

