

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12 December 2017	
Application ID: LA04/2017/1779/F	
<p>Proposal: Reconfiguration and refurbishment of existing Parochial Hall and boxing club with single storey side extension, single storey internal extension and change of use from Parochial Hall, Community Hall and Boxing Club to crèche (sure start), Youth Club, Boxing Club, Man Shed Initiative Scheme, community hub services and a multi-purpose hall for hire to the local community.</p>	<p>Location: Sacred Heart Parochial Hall 11-13 Gracehill Court Town Parks Belfast BT14 7RG</p>
Referral Route: Belfast City Council Interest.	
Recommendation:	APPROVAL
<p>Applicant Name and Address: Bill McComb Marrowbone Community Association 235/255 Oldpark Road Belfast BT14 6QR</p>	<p>Agent Name and Address: Moore MacDonald & Partners Ltd 2 High Street Holywood BT18 9AZ</p>
<p>Executive Summary:</p> <p>Planning permission is sought for the reconfiguration and refurbishment of a Parochial Hall including two single storey extensions and change of use from Parochial Hall to crèche (sure start), Youth Club, Boxing Club, Man Shed Initiative Scheme, community hub services and a multi-purpose hall for hire to the local community.</p> <p>The site is located within the development limits for Belfast and on unzoned whiteland in both the extant Belfast Urban Area Plan (BUAP) 2001; and draft Belfast Metropolitan Area Plan (BMAP) 2015.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - The impact of the development on the character and appearance of the surrounding area; - The impact on residential amenity; - The impact on traffic and parking. <p>The proposal is acceptable in principle at this location in that the previous use of the site and the proposed use are community uses.</p> <p>In respect of the impact on character and appearance of the local area, the development will not have any impact due to its minor nature. The proposal will bring a vacant building back in to use and contribute to the regeneration of the area.</p>	

Environmental Health is the statutory body concerned with noise, disturbance and potential contamination of land. They have been consulted on this application and have no concerns in principle to the proposal.

TransportNI (TNI) is the statutory body responsible for regulation of road safety and traffic circulation. TNI was consulted on this application and has confirmed that it is content subject to conditions.

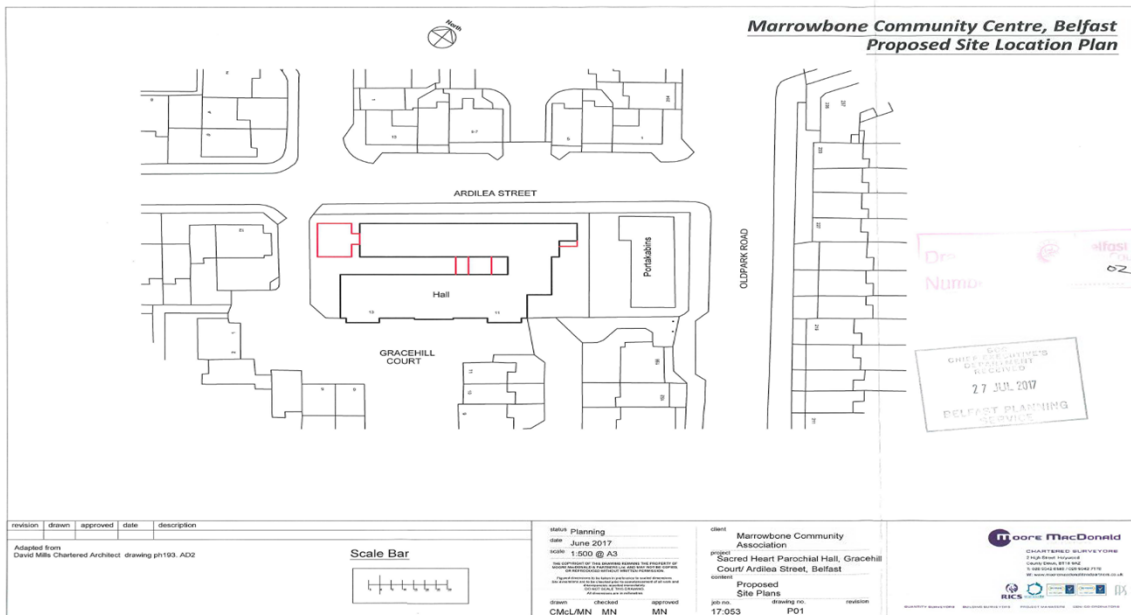
No third party representations have been received.

Recommendation

Having had regard to the development plan and other material considerations it is recommended that the application is approved subject to conditions.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

The proposal is for reconfiguration and refurbishment of Parochial Hall including two single storey extensions and change of use from Parochial Hall to crèche (sure start), Youth Club, Boxing Club, Man Shed Initiative Scheme, community hub services and a multi-purpose hall for hire to the local community.

2.0 Description of Site

2.1 The site is a detached building that was last used as a parochial hall. This is currently vacant. The building consists of two sections; a 3 storey section on the south of the site; and a single storey part on the north side of the site. The latter appears to be an addition and not part of the original. These are adjoined at the east side leaving a narrow gap in between the two wings. The site is secured by a 2m tall steel palisade fence. The site is set in limited grounds and is bounded by portacabins to the east; Gracehill Court to the south and west; and Ardilea Street to the north.

2.2 The immediate vicinity is predominantly residential with the Oldpark Road lying 20m to the east of the application site.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

Z/1990/2059 - Extension to Parochial Hall. Permission granted.

Z/1988/2725 - Extension to parochial hall. Permission granted.

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; and Planning Policy Statement 15 – Planning and Flood Risk.
5.0	Assessment
5.1	Consultations: The following bodies were consulted as part of the processing of this application: TransportNI; Belfast City Council's Environment and Health Services Dept.; and Rivers Agency. None have any objection in principle to the proposal.
5.3	Constraints: The site is located within the development limits for Belfast and on unzoned whiteland in both the extant Belfast Urban Area Plan (BUAP) 2001; and draft Belfast Metropolitan Area Plan (BMAP) 2015. The site is also partially prone to surface water flooding.
5.4	Sustainable Development: Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance The proposal will return a vacant building into a use that will be an advantage to the local community in respect of environmental regeneration, accessible location; and its economic and social investment benefits.
5.5	Impact on Visual Amenity: The proposed extensions are single storey; one will be situated in the gap between the existing 3 storey block and the existing single storey block and therefore public views will be limited. The other will be attached to the west end of the single storey wing and will be closer to the access to Gracehill Court from Ardilea Street than the original. However, this will be of a height and design that complements the existing building. Finished materials will be in general conformity with the existing. A planting scheme is also proposed to help soften the appearance of the site.
5.6	Change of Use: The proposed uses of the site include a boxing club on the first floor. The existing plans indicate that a boxing club existed here previously; however, there is no planning permission history for a boxing club on this site. Despite this, there is no planning policy or any other material reason why a boxing club would not be acceptable at this location.
5.7	The other proposed uses, crèche (sure start), Youth Club, Man Shed Initiative Scheme, community hub services are all uses that fall within Class D1 of the Planning (Use Classes) Order (NI) 2015. The last use of the site as a parochial hall falls within this same

<p>5.8</p> <p>5.9</p> <p>5.10</p> <p>5.11</p> <p>5.12</p>	<p>use class. As such there is no material change.</p> <p>The proposed multi-purpose use of the main hall intended ‘for hire to the local community’ accounts for less than 90sqm of floorspace and therefore it is unlikely to be suitable for accommodating large crowds. However, it is recommended that in the event of approval this space should be limited by a condition to ensure that it is not used for any other use other than one falling within Class D1 without the written permission of the local planning authority, as an unregulated use such as a dance hall, disco etc. could be detrimental to the amenity of local residents living nearby.</p> <p>Internal: The internal reconfiguration includes a mezzanine floor within the 3 storey part of the building. This will be at ground floor level. This, and all other internal works are not classed as development.</p> <p>Traffic and Access: The proposal has been assessed against Policy AMP 1, 2 and 7 of PPS 3: Access, Movement and Parking. TransportNI has been consulted on this proposal and is content it will not prejudice road safety or inconvenience the flow of traffic. TNI is content on the grounds that</p> <p>Impact on Residential Amenity: Environmental Health commented on the proposal and are content that the proposal will not have any adverse impact on the amenity of any surrounding and adjacent land uses.</p> <p>Flooding: Rivers Agency has been consulted due to the potential for surface water flooding the site. they advised that a drainage assessment is not required in this instance on the grounds that less than 1000sqm of additional hard standing is proposed. The proposal complies with Policy FLD 3 is considered to be complied with.</p>
<p>6.0</p>	<p>Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the following conditions:</p>
<p>7.0</p> <p>7.1</p> <p>7.2</p> <p>7.3</p>	<p>Conditions:</p> <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> <p>The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site in accordance with drawing No. 03A, date stamped 06 November 2017; and drawing No. 10, date stamped 27 July 2017. These facilities shall be permanently retained on the site.</p> <p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p> <p>The Multi-Use Hall element of the development hereby approved shall be limited to the area marked in green and labelled ‘Multi Purpose Hall’ on stamped approved drawing No. 05, bearing the date stamp 27 July 2017. This area shall be used only for community</p>

	<p>uses as defined under Class D1 of the Planning (Use Classes) Order (NI) 2015, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the amenity of nearby residents.</p>
<p>8.0</p> <p>8.1</p> <p>8.2</p> <p>8.3</p>	<p>Informatives:</p> <p>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.</p> <p>All construction plant and materials shall be stored within the curtilage of the site.</p> <p>In the event that unexpected contamination 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>Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc. requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.</p>

ANNEX	
Date Valid	5th September 2017
Date First Advertised	22nd September 2017
Date Last Advertised	N/A
Date of Last Neighbour Notification	2nd October 2017
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Site Location Plan</p> <p>Drawing No. 02 Type: Proposed Site Plan</p> <p>Drawing No. 03A Type: Proposed Curtilage Plan</p> <p>Drawing No. 04 Type: Existing Ground Floor Plans</p> <p>Drawing No. No. 05 Type: Proposed Ground Floor Plans</p> <p>Drawing No. 06 Type: Proposed First Floor Plan</p> <p>Drawing No. 07 Type: Existing Mezzanine Plan</p> <p>Drawing No. 08 Type: Proposed Mezzanine Plan</p> <p>Drawing No. 09 Type: Proposed Plans and Elevations</p> <p>Drawing No. 10 Type: Proposed Cycle Shelter</p> <p>Drawing No. 11 Type: Existing North and South facing Elevations</p> <p>Drawing No. 12 Type: Existing East, West & Internal North Elevations</p>	

Drawing No. 13
Type: Proposed North and South Elevations

Drawing No. 14
Type: Proposed Elevations East, West & Internal North

Drawing No. 15
Type: Existing Sections

Drawing No. 16
Type: Proposed Sections (A-A & E-E) & Internal South Elevation.

Drawing No. 17
Type: Existing Roof Plan

Drawing No. 18
Type: Proposed Roof Plan

Drawing No. 19
Type: Existing First Floor Plan