

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 12 December 2017	
<b>Application ID:</b> LA04/2017/2050/F	
<b>Proposal:</b> Revisions to previously approved signalised access to Colin Park (LA04/2016/0430/F) remove left turn island and lane (Southbound).	<b>Location:</b> Lands south and west of Dairy Farm Complex Stewartstown Road Belfast BT17 0FB
<b>Referral Route:</b> Belfast City Council is the applicant.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Esther Waugh, Belfast City Council Property and Projects Belfast CC 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> AECOM 9th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p><b>Executive Summary:</b></p> <p>Planning permission is sought for an amendment to the access road as approved under planning permission ref. LA04/2016/0430/F which is for the <i>Provision of new transport hub building with bus turning area and signalised access to site.</i></p> <p>The proposal consists of revisions to the previously approved signalised access to Colin Park by removing the left turn island and lane on the southbound approach when travelling along Stewartstown Road.</p> <p>The site is located within the development limits for Belfast. The site is zoned for Landscape, Amenity or Recreational Use within the BUAP 2001; and within the Dairy Farm District Centre (ML09) and abuts Stewartstown Arterial Route AR 01/08 in draft BMAP 2015.</p> <p>The main issues to be considered are;</p> <ul style="list-style-type: none"> <li>- The principle of the proposal at this location;</li> <li>- The impact of the development on the character and appearance of the surrounding area; and</li> <li>- The impact on traffic and parking.</li> </ul> <p>The principle of the proposal has already been established under the previous planning permission ref. LA04/2016/0430/F and therefore the key issues are the impact of the proposed amended access to the site on amenity and road safety.</p> <p>TransportNI is the statutory body responsible for regulation of road safety and traffic circulation. TNI was consulted on this application and has confirmed that they are content subject to conditions. NIWater and Rivers Agency responses are outstanding however, as they have previously indicated</p>	

no objection in principle it is requested that final authority for the wording of conditions is delegated to officers.

In respect of the impact on amenity, the proposal is a minor change from that as originally approved and therefore will have no additional detrimental impact on the surrounding area.

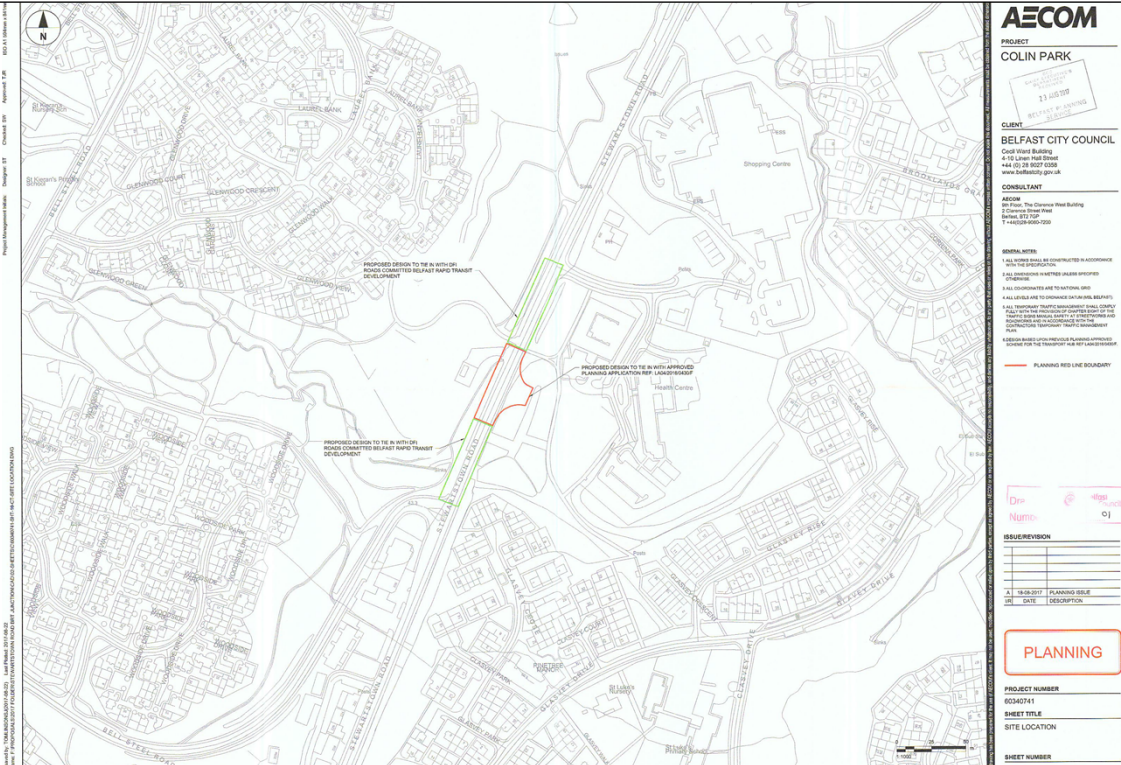
No representations have been received.

**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



**Representations:**

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Characteristics of the Site and Area**

<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>The proposal is for revisions to previously approved signalled access to Colin Park. This is to serve a new transport hub building.</p>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is a section of the Stewartstown Road and an area of open space on the south-east side of the Stewartstown Road. This is bounded by a housing area to the south; open space to the west; and a health centre to the north-east.</p>

**Planning Assessment of Policy and other Material Considerations**

<b>3.0</b>	<p><b>Site History</b></p> <p>LA04/2016/0430/F- Provision of new transport hub building with bus turning area and signalled access to site. Lands south and west of Dairy Farm Complex, Stewartstown Road, Belfast. Approval.</p>
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	<p>LA04/2016/2085/DC - Discharge of condition 5 - LA04/2016/0430/F. Lands south and west of Dairy Farm Complex Stewartstown Road, Belfast. Condition discharged.</p> <p>LA04/2017/2587/DC Discharge of conditions 4,5,6,7 &amp; 9 of LA04/2016/0430/F. Lands south and west of Dairy Farm Complex Stewartstown Road, Belfast. Pending.</p>
4.0	<b>Policy Framework</b>
4.1	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Belfast Urban Area Plan 2001</p>
4.2	<p>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 2 - PPS2: Natural Heritage;  Planning Policy Statement 8 - PPS8: Open Space, Sport &amp; Outdoor Recreation;  Planning Policy Statement 3 - PPS3: Access, Movement and Parking;  Planning Policy Statement 15 – Planning and Flood Risk; and</p>
5.0	<b>Assessment</b>
5.1	<p><b>Consultations:</b>  The following bodies were consulted as part of the processing of this application:  TransportNI;  Historic Environmental Division;  Belfast City Council's Environment and Health Services Dept;  Rivers Agency; and  NIWater.  None have any objection in principle to the proposal.</p>
5.2	<p><b>Constraints:</b>  The site is zoned for lands zoned for Landscape, Amenity or Recreational Use within the BUAP 2001 while the Stewartstown Road is a Proposed Strategic Road Scheme.</p>
5.3	<p>In draft BMAP the site is zoned within the Dairy Farm District Centre (ML09) and abuts Stewartstown Arterial Route AR 01/08. The principle of the transportation hub and associated access has been established at this site through the granting of planning permission ref. LA04/2016/0430/F.</p>
5.4	<p>The site falls within the development limits for Belfast in both Plans.</p>
5.5	<p><b>Impact on Amenity:</b>  The proposal is for a minor deviation from the original planning application and as such there will be no additional impact on amenity.</p>
5.6	<p><b>Traffic and Access:</b>  The proposal has been assessed against Policy AMP 1, 2 and 7 of PPS 3: Access, Movement and Parking. The new signalised junction is proposed to control access from the bus turning loop to the Stewartstown Road and was considered acceptable under the previous scheme by TransportNI. TNI has been consulted on this proposal and is content it will not prejudice road safety or inconvenience the flow of traffic.</p>
	<b>Archaeological Remains:</b>

5.7	<p>There is evidence of remnants of an historic rath in the area. Historic Environment Division (HED) of NIEA has been consulted and is content with the proposal provided that a condition that was recommended by HED to the previous permission (ref. LA04/2016/0430/F) is carried forward onto this permission. These necessitated that no site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. However, the applicant has already discharged these conditions and HED has confirmed that they are content (see ref. LA04/2016/2085/DC).</p> <p><b>Land Contamination:</b></p>
5.8	<p>Environmental Health commented on the proposal and advised that the conditions they recommended under associated planning permission ref. LA04/2016/0430/F 'still stand'. The redline boundary of the application site is significantly reduced on this application in comparison to the original application and as such not all of the conditions will not be relevant to this particular scheme. The applicant has already submitted an application to discharge Environmental Health's conditions on their approval, which is currently pending (see ref. LA04/2017/2587/F). An informative can be added to link this proposal to the parent approval and advise that all of the conditions therein must still be complied with.</p>
6.0	<p><b>Recommendation:</b></p> <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 following conditions:</p>
7.0	<p><b>Conditions:</b></p> <p>7.1 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>7.2 The development hereby permitted shall not commence until full engineering details of the signalised junction onto the Stewartstown Road have been submitted to and approved by the council, generally in accordance with stamped approved Drawing No. 02, bearing the date stamp 23 August 2017.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>7.3 The development hereby permitted shall not become operational until hard surfaced areas east of the signalised access have been constructed in accordance with the approved layout Drawing No 09B 'Proposed Road &amp; Junction Layout 'CO401200-H-PA-101 Rev B, bearing the Planning Office date stamp 01 June 2016, as approved for LA04/2016/0430/F to provide adequate 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.</p> <p>Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.</p> <p>7.4 The permission hereby permits revisions to previously approved signalised access to Colin Park as part of planning approval LA04/2016/0430/ and should be read in conjunction with conditions No. 03 - 12 of that decision notice.</p> <p>Reason: To ensure that all other conditions of the previous approval are adhered to.</p>

8.0	<p><b>Informatives:</b></p> <p>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.</p>
8.1	<p>Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH. Email: TNI.BelfastNorth@infrastructure-ni.gov.uk. A monetary deposit will be required to cover works on the public road.</p>
8.2	<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>
8.3	<p>All construction plant and materials shall be stored off the adopted road.</p>
8.4	<p>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.</p>
8.5 .	<p>Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	23rd August 2017
<b>Date First Advertised</b>	22nd September 2017
<b>Details of Neighbour Notification</b> (all addresses) None selected due to none being within 20m of the redline boundary of the application site as depicted on drawing No.01.	
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: LA04/2016/2085/DC            Proposal: Discharge of condition 5 - LA04/2016/0430/F            Address: Lands south and west of Dairy Farm Complex, Stewartstown Road, Belfast, BT17 0FB,            Decision: AL            Decision Date:</p> <p>Ref ID: LA04/2016/0430/F            Proposal: Provision of new transport hub building with bus turning area and signalised access to site            Address: Lands south and west of, Dairy Farm Complex, Stewartstown Road, Belfast, BT17 0FB,            Decision: PG            Decision Date: 22.08.2016</p> <p>Ref ID: LA04/2016/2117/NMC            Proposal: Non - material changes to application (LA04/2016/0430/F)            Address: Lands south and west of the, dairy farm Complex, Stewartstown Road, Belfast, BT17 0FB,            Decision: CG</p>	
<b>Drawing Numbers and Title</b>	
<p>Drawing No. 01 Type: Site Location Plan            Drawing No. 02 Type: Proposed Junction Layout            Drawing No. 03 Type: Autotrack Analysis of BRT Type Vehicle            Drawing No. 04 Type: Traffic Signal Layout            Drawing No. 05 Type: Proposed White Lining Layout            Drawing No. 06 Type: Proposed Drainage layout</p>	