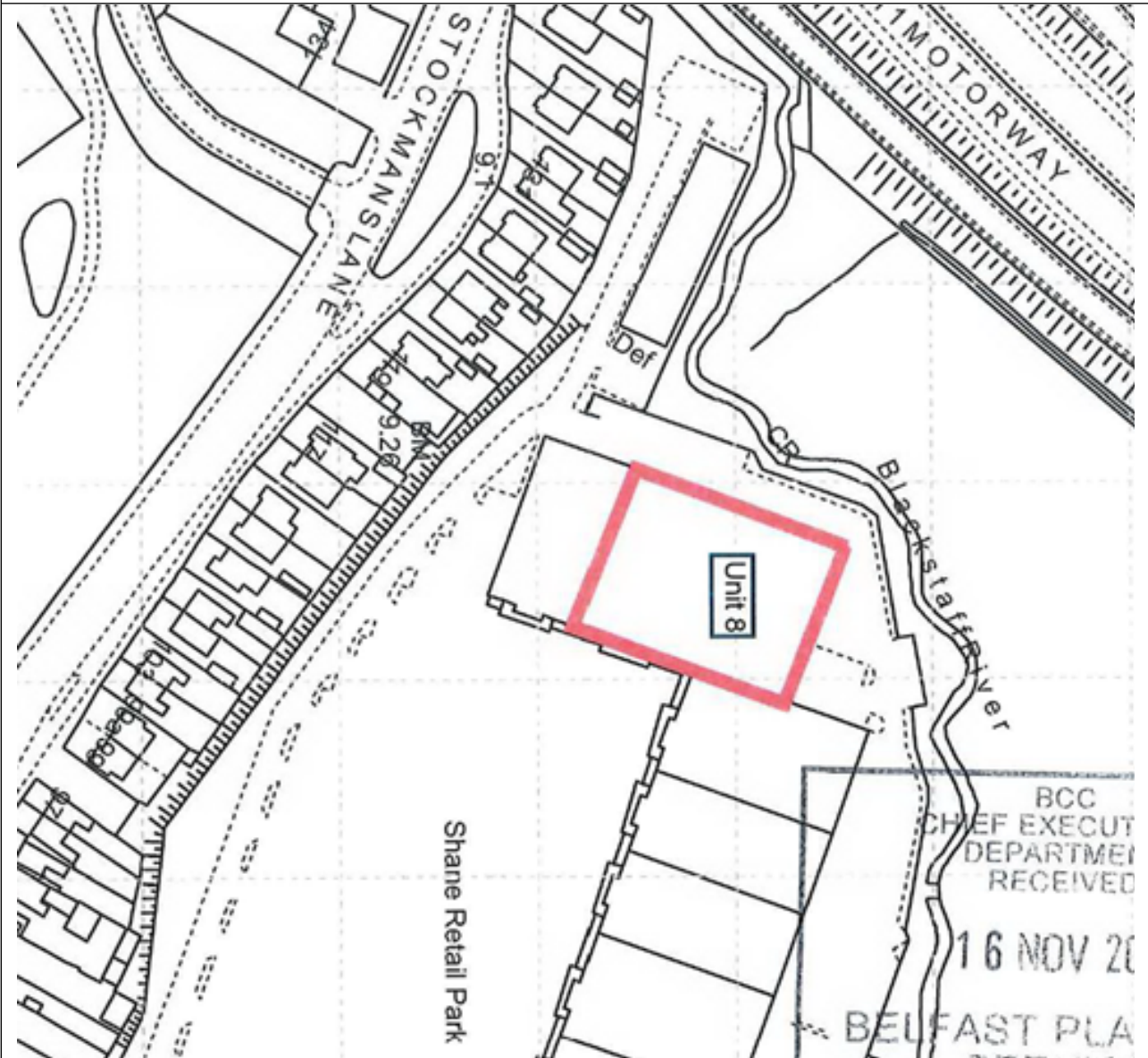


Development Management Officer Report Committee Application

| Summary | |
|--|---|
| Committee Meeting Date: 13 February 2018 | |
| Application ID: LA04/2017/2618/F | |
| Proposal: Extension to mezzanine floor | Location: Dunelm Unit 8 Shane Retail Park Boucher Road Belfast BT12 6HR |
| Referral Route: BCC Planning Committee - proposal additional floor-space greater than 500sqm | |
| Recommendation: | Approval |
| Applicant Name and Address: Dunelm (Soft Furnishings) Ltd Watermead Business Park Syston Leicestershire LE7 1AD | Agent Name and Address: Inaltus Limited 15 Cleaver Park Malone Road Belfast BT9 5HX |
| Executive Summary: The application seeks full planning permission for additional mezzanine floor-space at Unit 8 Shane Retail Park. The main issues to be considered are: <ul style="list-style-type: none"> • The principle of increasing retail floor-space • Access Movement and Parking <p>The site is located within the development limits for Belfast as designated within the Area Plans the land has no particular land zoning. The application has been assessed against relevant planning policies and guidance including Strategic Planning Policy Statement (SPPS), Planning Policy Statement 3 (PPS 3) Access, Movement and Parking and supplementary guidance.</p> <p>The proposal does not call for external changes to the unit, a Retail Statement was included within the application on the bases of the information provided it is considered that the proposal complies with the relevant planning polices and guidance.</p> <p>All relevant neighbouring properties were notified and the proposal advertised within the local press no third party comments have been received.</p> <p>Consultee offered no objection to the proposal.</p> <p>Approval with conditions is recommended</p> | |

Case Officer Report

Site Location Plan



Consultations:

| Consultation Type | Consultee | Response |
|-------------------|----------------------|-------------------------------|
| Non Statutory | DFI Roads - Hydebank | Substantive Response Received |

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 |

Summary of Issues

Impact of the proposal on current retail planning policy

Characteristics of the Site and Area

The site is a large retail unit that is located within a retail complex. The site is currently being used for the sale of soft furnishings and other household items. The buildings forming the complex are of a standard design of large shopfronts at ground floor level and profile cladding above; fronting the units is a large area of car parking space.

Description of Proposal

Planning permission is sought for the erection of additional mezzanine floor space

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

Planning Appeal reference 2003/A308

4.0 Policy Framework

4.1 BUAP

Draft BMAP 2015

(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.)

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

5.0 Statutory Consultees Responses

5.1 DRD Transport NI - No objection

6.0 Non Statutory Consultees Responses

N/A

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No third party comments have been received.

8.0 Other Material Considerations

8.1 Parking Standards

9.0 Assessment

9.1 The site is located within the development limits of Belfast as designated in Belfast Area Plans. The Plans identifies the site as within white land. The proposed development will create a mezzanine floor for retail sales within an existing retail unit. The retail use on site is clearly established.

9.2 The key issues are:

- Principle of increase in retail floor space
- Access, Movement, Parking and Transportation

9.3 The proposed increase is 585 sqm to the unit which currently measures 3852 sqm gross

floor-space. The proposal is to accommodate Dunelm home furnishings which sells mainly bulky goods and therefore is in line with the bulky goods approval for the unit.

9.4 There are no external changes proposed and therefore there will be no detrimental visual impact caused by the development. The proposal is not contrary to the principles of good design in the SPPS, in that the development is obviously compatible with its surroundings.

9.5 Paras 6.272 - 6.283 of the SPPS provides the context for Town Centres and Retailing. A sequential test was submitted by the applicant however, a full retail impact assessment is not required as the proposal falls below the threshold of 1000 sqm external floorspace as detailed within para 6.283 of the SPPS.

9.6 The key requirements of the proposal are

- existing approved retail warehouse premises in an existing retail park, capable of accommodation 3852 sqm gross floor-space
- on site, free car parking
- prominent location
- on site servicing capable of accommodation articulated deliveries trucks

9.7 The applicant provided a sequential test looking at possible alternative sites around the city, none of which fulfil the space requirements.

9.8 On balance the increase in retail floor-space is considered acceptable for the Unit. As stated previously the Unit already has permission for the sale of bulky goods.

9.9 A Transport Assessment Form was submitted on 16th Nov. 2017. The scale of development and transport implications of the proposal were assessed by DfI Roads Service and was considered to be acceptable. The proposal therefore complies with Policy AMP 6 of PPS 3 and Parking Standards.

9.10 Having regard to the policy context, the proposal is considered acceptable and planning permission is recommended.

10.0 Conclusion

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval - proposal complies with relevant planning policies

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The additional mezzanine floor-space, here by approved, shall be used only for the retail and ancillary storage of bulky durable goods of the items listed hereunder and for no other purpose, including any other purpose in Part A, Class A1 of the Schedule of The Planning (Use Classes) Order (Northern Ireland) 2015:-

- (a) DIY materials, products and equipment;
- (b) Garden materials, plants, and equipment;
- (c) Furniture and soft furnishings, Carpets and floor coverings and electrical goods;
- (d) Cycles, cycle accessories, safety equipment and ancillary cycle repairs;
- (e) Such other items as may be determined in writing by the Council as generally falling within the category of 'bulky goods'.

Reason: To enable the Council to control the nature, range and scale of retailing activity so as not to prejudice the continued vitality and viability of existing retail centres in line with retail planning policy.

Signature(s)

Date:

| ANNEX | |
|--|--------------------|
| Date Valid | 16th November 2017 |
| Date First Advertised | 8th December 2017 |
| Date Last Advertised | |
| Details of Neighbour Notification (all addresses) The Owner/Occupier, Oak Furniture Land, Unit 9 Shane Retail Park, Boucher Road, Belfast, BT12 6HR The Owner/Occupier, Smyth Superstore, Unit 6-7 Shane Retail Park, Boucher Road, Belfast, BT12 6HR | |
| Date of Last Neighbour Notification | 5th December 2017 |
| Date of EIA Determination | |
| ES Requested | No |
| Planning History Ref ID: LA04/2015/0514/F Proposal: Full application for the construction of an internal mezzanine floor for retail sales purposes. Address: Unit 9, Shane Retail Park, Boucher Road, Belfast, BT12 6UA, Decision: PG Decision Date: 20.11.2015 Ref ID: LA04/2017/2062/PAD Proposal: Extension to existing mezzanine floor and an infill of some mezzanine space to near existing goods lift. Also proposing to move the wall of the warehouse back to create more sales space. Address: Dunelm Store, Unit 8, Shane Retail park, Boucher Road, Belfast, BT12 6HR, Decision: Decision Date: Ref ID: LA04/2017/2618/F Proposal: Extension to mezzanine floor Address: Dunelm, Unit 8 Shane Retail Park, Boucher Road, Belfast, BT12 6HR, Decision: Decision Date: Ref ID: Z/1974/0474 Proposal: FACTORY USE DEVELOPMENT | |

Address: SHANE PARK, STOCKMAN'S LANE

Decision:

Decision Date:

Ref ID: Z/1992/0272

Proposal: Installation of floodlighting around rugby pitches

Address: SHANE PARK, STOCKMAN'S LANE BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/2001/0581/O

Proposal: Construction of Business Park (Class 4 Use: Light Industrial as described in the Planning (Use Classes) Order (Northern Ireland) 1989) with associated car parking and site works

Address: Lands at Stockman's Lane, Boucher Road, Belfast, BT12

Decision:

Decision Date: 15.05.2003

Ref ID: Z/2001/0584/O

Proposal: Construction of retail warehousing with associated car parking and site works

Address: Lands at Stockman's Lane, Boucher Road, Belfast, BT12

Decision:

Decision Date: 12.05.2003

Ref ID: Z/2003/1165/RM

Proposal: Construction of retail warehousing with associated car parking and site works

Address: Lands at Stockman's Lane, Boucher Road, Belfast, BT12

Decision:

Decision Date: 07.11.2003

Ref ID: Z/2003/1798/F

Proposal: Construction of retail warehouse park- Phase 2- with associated car parking, landscaping and general site works

Address: Lands to rear of No.105 Boucher Road, Belfast (90m approximately to east of M1 Motorway & bounded to north by Blackstaff River).

Decision:

Decision Date:

Ref ID: Z/2003/2679/A

Proposal: 2 No. building signs

Address: Shane Retail Park, Boucher Road, Belfast

Decision:

Decision Date: 18.12.2003

Ref ID: Z/2003/2822/A

Proposal: 7 no free standing banner signs.

Address: Shane Retail Park, Boucher Road, Belfast

Decision:

Decision Date: 17.02.2004

Ref ID: Z/2003/2899/A

Proposal: Shop logo sign

Address: Unit 4 Boucher Road Shane Retail Park Belfast

Decision:

Decision Date: 10.02.2004

Ref ID: Z/2004/1001/LDP

Proposal: Construction of internal mezzanine floor for retail purposes

Address: Shane Park Retail Park, Boucher Road, Belfast BT12

Decision:

Decision Date:

Ref ID: Z/2005/0588/F

Proposal: Amendment of condition 14 of planning approval ref. Z/2003/1798/F to allow for the sale of toys from units 6 & 7 of 1000 and 1250 square metres respectively.

Address: Units 6 and 7 Shane Retail Park (Phase 2) Boucher Road, Belfast, Northern Ireland, BT12 6HR

Decision:

Decision Date: 24.06.2005

Ref ID: Z/2005/0788

Proposal: Construction of internal mezzanine floor for retail purposes

Address: Shane Retail Park (Phase 2), Boucher Road, Belfast

Decision:

Decision Date: 26.07.2005

Ref ID: Z/2005/0918/F

Proposal: Proposed mezzanine level with a gross floorspace of 1466 sq.m in unit 8 of Shane Retail Park for sales and storage purposes.

Address: Shane Retail Park (Phase 2), Boucher Road, Belfast.

Decision:

Decision Date: 06.07.2005

Ref ID: Z/2005/1316/A

Proposal: Shop sign.

Address: Unit 3 Shane Retail Park, Boucher Road, Belfast, BT12 6HR

Decision:

Decision Date: 23.08.2005

Ref ID: Z/2005/1669/A

Proposal: 3 No internally illuminated shop signs (front, side and rear) and lettering to front.

Address: Unit 8, Shane Retail Park, Boucher Road, Belfast, BT12 6HR

Decision:

Decision Date: 08.12.2005

Ref ID: Z/2006/1226/A

Proposal: 1 No. illuminated shop sign.

Address: Shane Retail Park, Unit 8 Boucher Road, Belfast

Decision:

Decision Date: 15.07.2006

Ref ID: Z/2008/1563/F

Proposal: Erection of 2 no retail warehouse units comprising a gross floorspace of 2000 square metres.

Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12

Decision:

Decision Date: 16.10.2009

Ref ID: Z/2008/1581/F

Proposal: Erection of 1 no restaurant/coffee shop unit.

Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12

Decision:

Decision Date: 03.09.2009

Ref ID: Z/2008/2024/A

Proposal: Erection of 1 no Flexface Sign

Address: Dunelm Mill, Unit 8 Boucher Road, Belfast, BT12 6HR

Decision:

Decision Date: 10.12.2008

Ref ID: Z/2009/1560/F

Proposal: Variation of condition 7 of approval Z/2008/1581/F.

Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12.

Decision:

Decision Date: 24.02.2010

Ref ID: Z/2009/1561/F

Proposal: Variation of condition 12 of approval Z/2008/1563/F.

Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12.

Decision:

Decision Date: 24.02.2010

Ref ID: Z/2010/0154/F

Proposal: Amendment to planning approval Z/2008/1563/F comprising the re-siting of units A & B at Shane Retail Park.

Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12

Decision:

Decision Date: 04.03.2010

Ref ID: Z/2010/0334/F

Proposal: Erection of 2 No. retail warehouse units and associated works (amendment to approval ref Z/2008/1563/F).

Address: Lands at Shane Retail Park, Boucher Road, Belfast BT12

Decision:

Decision Date: 18.06.2010

Ref ID: Z/2010/1641/F

Proposal: Variation of condition 17 of planning approval Z/2003/1165/RM to allow the subdivision of Unit 2 to create 2no. retail units with a gross floorspace of at least 1000sqm each when measured internally and associated amendments to elevations.

Address: Unit 2 Shane Retail Park Boucher Road Belfast BT12,

Decision:

Decision Date: 08.06.2011

Ref ID: Z/2011/0578/F

Proposal: Amendments to elevations to include the removal of one entrance and replacing with two entrances on the front elevation with amendments to shop windows and minor alterations to door positions on the rear elevation.

Address: Unit 2, Shane Retail Park, Boucher Road, Belfast, Bt12,

Decision:

Decision Date: 08.09.2011

Ref ID: Z/2012/0676/F

Proposal: Proposed drive - thru restaurant with associated site works and car parking (amended information).

Address: Lands at Shane Retail Park, Boucher Road, Belfast, BT12,

Decision: PG

Decision Date: 01.05.2013

Ref ID: Z/2013/0327/A

Proposal: Erection of 2 shops signs (Retrospective).

Address: Starplan, Shane Retail Park, Boucher Road, Belfast, BT12 6HR,

Decision: CR

Decision Date: 10.09.2013

Summary of Consultee Responses

No objection

Drawing Numbers and Title

Drawing No. 01
Type: site location
Status: Submitted

Drawing No. 02
Type: Block Plan
Status: Submitted

Drawing No. 03
Type: Existing plans
Status: Submitted

Drawing No. 04
Type: Proposed Plans
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department: N/A
Response of Department: