

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 th August 2018	
Application ID: LA04/2017/2574/F	
Proposal: Demolition of 4 units, erection of 2 car showrooms, alterations to existing workshop, and erection of car valet building and associated car parking.	Location: 69-73 Glenmachan Street Belfast
Referral Route: Planning Committee - floor space area above threshold with one letter of objection received	
Recommendation: Approval Subject to Conditions	
Applicant Name and Address: Donnelly Bros 8/8A Boucher Road Belfast BT12 6HR	Agent Name and Address: McKeown + Shields Associates Ltd 1 Annagher Road Coalisland BT71 4NE
<p>Executive Summary:</p> <p>The proposal is for the construction of a sale and service showroom for Honda and Suzuki motor vehicles, parts storage space, wash bays and office accommodation. Also included within the development is the retention of the existing workshop on site. The proposal will create a showroom of 874sqm a wash-bay of 150sqm and retain the existing workshop of 729sqm. The total floorspace will comprise 1753sqm.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - The retail and economic impact of the proposal; - Impact on amenity / character of the area; - Impact on transport and other infrastructure. <p>The proposed site is located at Glenmachan Street within the Boucher Road area and comprises vacant and partly used buildings. The site is located within the White-land in the Belfast Urban Area Plan (BUAP) and the draft Belfast Metropolitan Area Plan (dBMAP).</p> <p>The site is not within the city centre designation within BUAP or dBMAP, or within the boundary of any designated district or local centre. It is therefore sited in an 'out of centre' location.</p> <p>Cars sales have not traditionally located within city centre locations, indeed none are present within any protected centres within Belfast. It is considered that such locations have not been chosen for operational reasons. The purchase of motor vehicles is not considered an everyday purchase. The applicant currently operates the car sale business from premises in close proximity to the proposed site at 8-10 Boucher Road.</p> <p>The car sales/servicing nature of the proposal, is not considered to have an adverse retail impact on any protected centre. Within the Belfast City Council Area, all car sales activities occur within out of centre locations. Accordingly, no protected centre could be adversely impacted upon by the proposal.</p>	

The retention of the existing workshop which is to be incorporated into the proposal remains an acceptable use of the site.

Consultees offered no objection to the proposal.

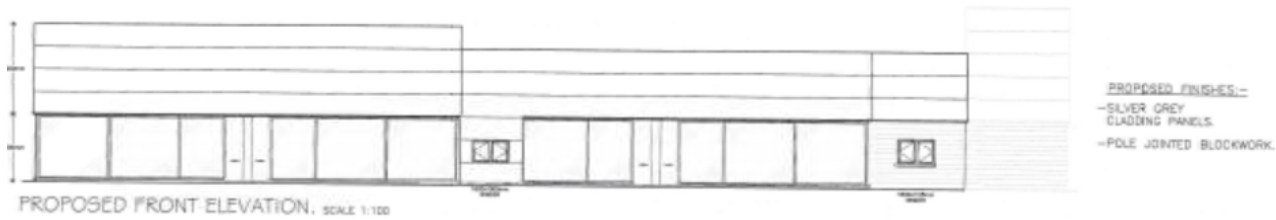
1 letter of objection was received.

Recommendation:

Having regard to the policy context, the representation received and other material considerations above, the proposal is considered acceptable and compliant with relevant policies. Approval is recommended subject to conditions.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

<p>1.0</p>	<p>Description of Proposed Development Full planning permission is sought for the demolition of 4 units, erection of 2 car showrooms, alterations to existing workshop, and erection of car valet building with associated car parking.</p>
<p>2.0</p>	<p>Description of Site. The site is located in a predominantly commercial area dominated by bulky goods retail outlets, fast food outlets and car showrooms. The site is sandwiched between Glenmachan Street, a link road between Broadway Junction and Boucher Road, and a slip road onto the M1 Motorway. Fronting the site, on the opposite side of Glenmachan Street,</p>

	is a residential area of two storey terrace and semi-detached dwellings. The site is relatively flat and contains a number of single storey commercial buildings.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History No relevant planning history on site
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.) Strategic Planning Policy Statement (SPPS) PPS 3: Access, Movement and Parking PPS 4: Planning and Economic Development PPS15: (Revised) Planning and Flood Risk
5.0	Statutory Consultee Responses
	Dfl Roads Service – No objection NIWater – No objection Rivers Agency – No objection
6.0	Non Statutory Consultees Responses
	BCC Environmental Health – No objection
7.0	Representations
7.1	One letter of concern/objection was received raising the following issues: <ul style="list-style-type: none"> • A neighbour notification letter was not received <i>Officer response: The objector's property was notified of the proposal; a neighbour notification was issued 6th December 2017.</i> • Insufficient customer parking <i>Officer response: Parking facilities at the site are considered to be acceptable for the proposal, Dfl Roads Service are content with the level of car parking proposed.</i> • Delivery transporter truck has the potential to block private road. <i>Officer response: A decant area is proposed to the rear of the premises for deliveries, the private road to the rear is considered to be sufficiently wide to allow vehicles to pass a parked vehicle.</i> • Wall blocking sight splays for neighbouring premises to rear of site. <i>Officer response: The wall is already constructed and does not form part of this application</i>
8.0	Other Material Considerations
	N/A
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The principle of the proposal at this location; - The retail and economic impact of the proposal; - Impact on amenity / character of the area; - Impact on transport and other infrastructure.

	<u>Consideration</u>
9.2	The site is located within the white-land in the Belfast Urban Area Plan (BUAP) and the draft Belfast Metropolitan Area Plan (dBMAP). Given the brownfield nature of the site within the development limits – the principle of development is considered to be acceptable subject to consideration of other planning and environmental matters.
9.3	The use of the site, car sales, falls within a sui generis use within the Planning (Use Classes) Order (NI) 2015, and does not fall within Class A1. The use of a car repair workshop falls within B2 light industrial use. As the proposal involves the sale of goods, the updated retail policy within the SPPS, in addition to retail policies within draft BMAP, are relevant to the proposal. Neither policy document includes specific policies relating to car sales. This accords with previous approaches adopted by the Planning Appeal Commission.
9.4	The site is not within the city centre designation within draft BMAP, or within the boundary of any designated district or local centre. It is therefore sited in an 'out of centre' location.
9.5	The SPPS introduces a town centre first approach and a sequential assessment to town centre uses that are not in an existing centre, taking account of the catchment area of the proposal. Accordingly primary retail core and city centre vacant sites must be considered for suitability followed by those in other designated centres, designated by BMAP, before out of centre locations. Out of centre locations must also be accessible by a choice of good public transport modes.
9.6	Car sales have not traditionally been located within city centre locations, indeed none are present within any protected centres within Belfast. It is conceivable that such locations have not been chosen for operational reasons. The development of a car sales/showroom is considered to be an acceptable form of development at this location. The retail nature of the surrounding area mainly bulky goods and car sales demonstrates that the proposed use will not be out of character in the area.
9.7	The site is located close to public transport facilities and therefore accords with the accessibility requirements of a choice of transport modes.
	<u>Retail Impact</u>
9.8	Due to the nature of the proposal for car sales, it is not considered that an adverse retail impact on any protected centre will occur. Within the Belfast City Council Area, all car sales activities occur within out of centre locations. Accordingly, no protected centre could be adversely impacted upon by the proposal.
	<u>Economic Impact</u>
9.9	The proposal has been assessed against the provisions within Policy PED 7 of PPS 4 "Retention of Land and Economic Development Uses" which makes particular reference to development within unzoned land. The policy states that within unzoned land the loss of existing industrial use will only be permitted where a set of appropriate key criteria is met. The retention of the existing workshop which is to be incorporated into the proposal remains an acceptable use of the site i.e. a B1 light industrial use within a site previously used for light industry. The sui generis use on site i.e. car showrooms is considered to be compatible with criteria (c) of the policy criterion, in that, the development will provide of an acceptable sui generis use of the land. The proposal is of an acceptable scale and nature and appropriate to this area given the number of existing car sales operators in the locality. On balance, the proposal is considered to comply with Policy PED 7 of PPS4.

9.10	<p><u>Design and Amenity</u></p> <p>The design of the showroom is considered to be acceptable within this commercial area. The proposal will create a two storey and single storey showroom building attached to an existing workshop. The materials to be employed in the construction, glazed panels, blockwork and cladding are considered to be compatible with the surrounding buildings in this commercial area.</p> <p><u>Access, Parking and Transport</u></p> <p>In relation to traffic, access, and parking issues, Transport NI was consulted and is satisfied with the traffic, parking and access arrangements. Accordingly the proposal is considered compliant with requirements in PPS3 and associated guidance.</p> <p><u>Other Environmental Considerations</u></p> <p>Environmental Health has no objection subject to conditions and/or informatives, and the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues. Rivers Agency have no objection regarding flooding. NI Water has no objection in relation to sewerage or flooding.</p>
10.0	<p>Summary of Recommendation: Approval Subject to Conditions</p>
10.1	<p>Having regard to the policy context, the representation received and other material considerations above, the proposal is considered acceptable and compliant with relevant policies. Approval is recommended.</p>
11.0	<p>Conditions</p>
	<p>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>2) The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.06 bearing the date stamp 24th April 2018, prior to the operation of any other works or other development hereby permitted.</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>3) The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted becomes operational occupied and such splays shall be retained and kept clear thereafter.</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>

- 4) The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.06 bearing the date stamp 24th April 2018, to provide for parking, servicing and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.

- 5) The development hereby permitted shall operate in accordance with the Service Management Plan contained within the Parking and Access Statement document bearing Planning Authority date stamp 24th April 2018.

Reason: In the interests of road safety and the convenience of road users.

- 6) Prior to occupation of the development the applicant shall provide for approval by Belfast City Council a verification report. This report must demonstrate that the remedial measures outlined in the RSK Remedial Strategy titled "69-73 Glenmachan Street, Belfast". Report no 602101-R2 (00) dated March 2018 have been implemented.

This report must be in accordance with current best practice and guidance as outlined by the Environment Agency.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end use.

- The Verification Report must demonstrate that gas protection measures commensurate with CS2 have been installed throughout the new buildings.

Reason: Protection of human health.

Signature (s)

Date:

ANNEX	
Date Valid	28th November 2017
Date First Advertised	15th December 2017
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1-3 ,Glenmachan Street,Belfast,Antrim,BT12 6JA, The Owner/Occupier, 106 Frenchpark Street,Belfast,Antrim,BT12 6HZ, The Owner/Occupier, 107 Frenchpark Street,Belfast,Antrim,BT12 6HZ, The Owner/Occupier, 109 Frenchpark Street,Belfast,Antrim,BT12 6HZ, The Owner/Occupier, 11d ,Glenmachan Place,Belfast,Antrim,BT12 6QH, The Owner/Occupier, 11e ,Glenmachan Place,Belfast,Antrim,BT12 6QH, The Owner/Occupier, 11f ,Glenmachan Place,Belfast,Antrim,BT12 6QH, The Owner/Occupier, 3 Glenmachan Street,Belfast,Antrim,BT12 6JA, The Owner/Occupier, 31 Lecale Street,Belfast,Antrim,BT12 6JE, The Owner/Occupier, 33 Lecale Street,Belfast,Antrim,BT12 6JE, The Owner/Occupier, 420 Donegall Road,Belfast,Antrim,BT12 6HS, The Owner/Occupier, 62 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier, 64 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier, 66 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier, 68 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier, 70 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier, 72 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier, 74 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier, 76 Glenmachan Street,Belfast,Antrim,BT12 6JB, The Owner/Occupier,</p>	

78 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
80 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
82 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
84 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
86 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
88 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
90 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
92 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
94 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
9a ,Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
9b ,Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
9c ,Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
Action Renewables,11a ,Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
Ashdown Communications,11b ,Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
Colin O'Neill,Unit 4,69-73 ,Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
Connect Care,11c ,Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
Connect Mobile Solutions Ltd,75 Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
Hynds Architectural Systems,Unit 3,69-73 ,Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
Just Tiles,Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
Kitchen Design Centre,Unit 5,69-73 ,Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
Lomac Tiles Ltd,3 Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,
M P Repair Services,Unit 1,69-73 ,Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
Newells,Unit 2,69-73 ,Glenmachan Street,Belfast,Antrim,BT12 6JB,
The Owner/Occupier,
Rampage Skate Parks,Glenmachan Place,Belfast,Antrim,BT12 6QH,
The Owner/Occupier,

Seat,1 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Tile Market,5-7 ,Glenmachan Place,Belfast,Antrim,BT12 6QH,
 Noel Rooney
 Twin Spires Centre 155 Northumberland Street Edenderry Belfast
 The Owner/Occupier,
 Ulster Metal Refiners Ltd,Warehouse,414-420 ,Donegall Road,Belfast,Antrim,BT12 6HS,
 The Owner/Occupier,
 Unit A1,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit A2,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit A3,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit B1,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit B2,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit B3,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit C1,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit C2,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Unit C3,9 Glenmachan Place,Belfast,Antrim,BT12 6QH,
 The Owner/Occupier,
 Vendit Ltd,Glenmachan Place,Belfast,Antrim,BT12 6QH,

Date of Last Neighbour Notification

6th December 2017

Date of EIA Determination**N/A****ES Requested**

No

Drawing Numbers and Title

01 - 06

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A