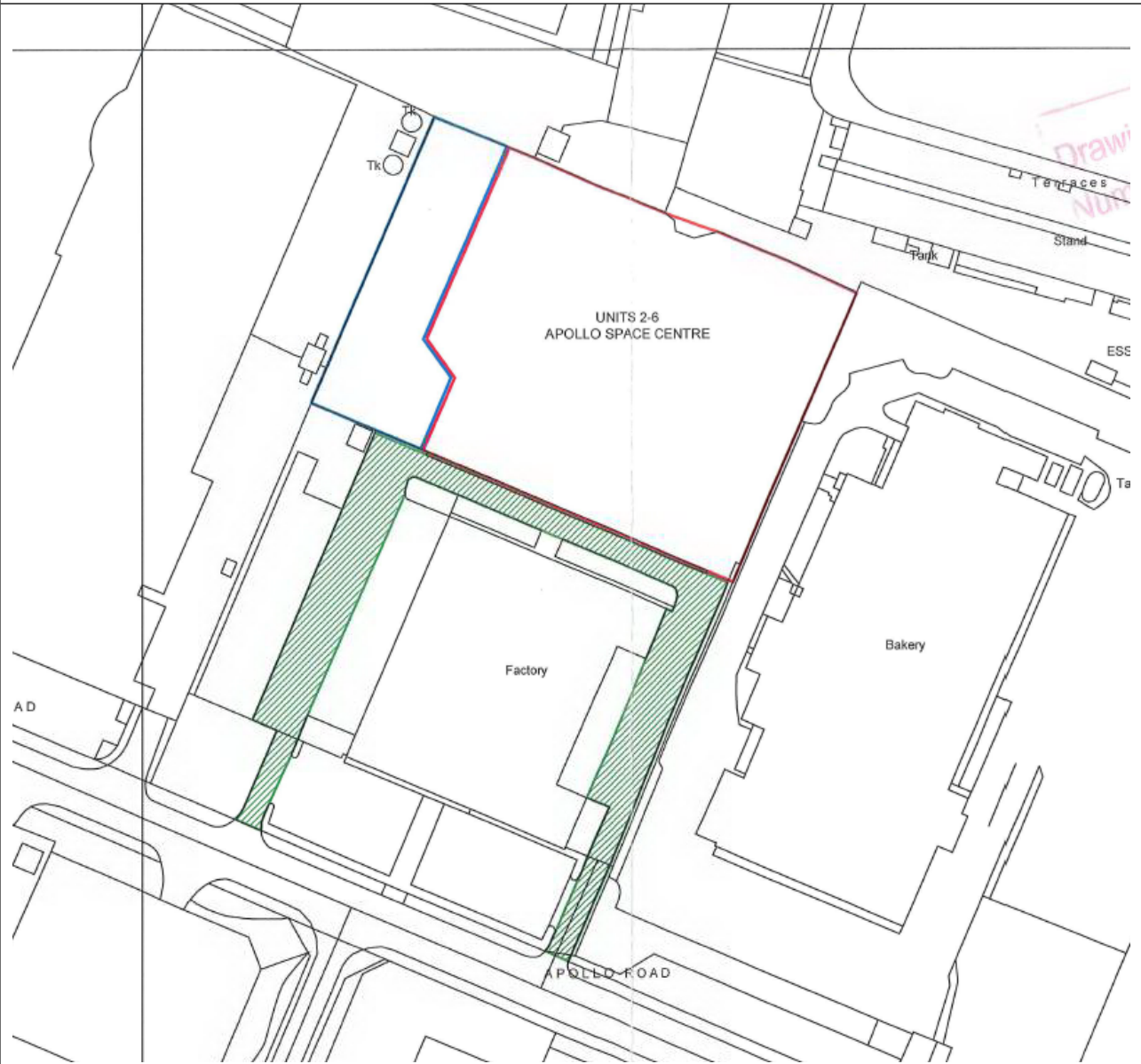


Development Management Officer Report Committee Application

| Summary | |
|---|--|
| Committee Meeting Date: 16 October 2018 | |
| Application ID: LA04/2018/1321/F | |
| Proposal: Change of use from call centre to vehicle storage including new external vehicle access ramp and associated site works. | Location: Unit 2-6 Apollo Space Building Apollo Road Belfast BT12 6HP |
| Referral Route: Major Application | |
| Recommendation: Approval | |
| Applicant Name and Address: Issac Agnew Holdings 18 Boucher Way Belfast BT12 6RE | Agent Name and Address: 54 North Design 2 College House City Link Durham Street Belfast Bt12 4HQ |
| <p>Executive Summary: This application seeks full permission for the change of use from call centre to vehicle storage of an existing building at Units 2-6 Apollo Space Building, Apollo Road, including new external vehicle access ramp and associated site works.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - principle of use on the site - access, movement, parking and transportation, including road safety - design - other environmental matters <p>The majority of the site displays an existing office building, currently vacant, whereas the remainder of the site is currently in use as a car park to the front. The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). It is directly adjacent to Windsor Park Stadium, an area of existing open space.</p> <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement (PPS3), Planning Policy Statement (PPS4); and Parking Standards.</p> <p>All statutory and non-statutory consultees have raised no issues of concern and the proposal is considered acceptable.</p> <p>Accordingly, it is recommended that the proposal is approved subject to the conditions as set out in the report and it is requested that committee delegate authority to the Director of Planning and Building Control to finalise wording of conditions.</p> | |

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

1.0 Description of Proposed Development

Change of use from call centre to vehicle storage including new external vehicle access ramp and associated site works.

2.0 Description of Site

The site is located at Unit 2-6 Apollo Space Building, Apollo Road, Belfast. The site is rectangular in shape and relatively flat. The majority of the site displays an existing office

building, currently vacant, whereas the remainder of the site is currently in use as a car park to the front. The existing building displays aluminium clad panels to the front, red brick to the sides and grey concrete blocks to the rear. The boundaries of the site are defined by metal paladin fencing. The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). It is directly adjacent to Windsor Park Stadium, an area of existing open space.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is relevant planning history on the site under application reference Z/2011/1443/F for “Change of use from Telemarketing Centre (Class B1 Business use, approved under Z/1997/0767/F) to warehousing (Class B4 business use, original use) to create 5 no. individual warehousing units, including reinstatement of subdivided internal floor space and external alterations to the building” which was granted permission on 25/05/12. Since this proposal falls under the category of Major Development, Pre Application Community Consultation was carried out under the planning reference LA04/2018/0303/PAN. No feedback was given from the public or nearby businesses as a result of this exercise.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

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

4.4 Planning Policy Statement (PPS) 4: Planning and Economic Development

5.0 Statutory Consultees

5.1 Transport NI – No objection

5.2 Northern Ireland Water Ltd - No objection

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection

7.0 Representations

The application has been neighbour notified and advertised in the local press. No representations were received.

8.0 Other Material Considerations

8.1 Parking Standards

9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. 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. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015.

9.2 The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). It is directly adjacent to Windsor Park Stadium, an area of existing open space. The proposed development is for a change of use for the existing building from call centre (Class B1) to vehicle storage (Class B4) including new external vehicle access ramp and associated site works including reconfiguration of the existing car park.

9.3 The key issues are:

- principle of use on the site
- access, movement, parking and transportation, including road safety
- design
- other environmental matters

9.4 Principle of use on the site

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP purported to be adopted. The site's current approved use is Class B1(b) as already stated and the proposed use is B4. In this case PED1 of PPS4 applies. Draft BMAP 2004 zoned this land as an area of existing employment and industry however after the BMAP public inquiry the zoning was changed to white land. Although the site is not in land zoned as existing employment use the proposed use is compatible with the existing context and variety of uses, including storage and distribution, and therefore it is considered to comply with Policy PED1. Additionally, the proposal is not considered contrary to PED7 of PPS4 in that the proposal will not result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes. It is considered that the redevelopment of the site will represent a more productive use of the site, bringing a vacant building back into use, subject to the consideration and resolution of planning and environmental matters.

9.5 Access, Movement, Parking and Transportation

The overall site layout and entrance details do not vary hugely from those of the existing site. The existing site entrance is altered to allow for 6m wide entrance so that a car transporter can safely access the site. Parking is reconfigured giving a total of 51 parking spaces, as opposed to 57 as existing. This allocation is greater than what is recommended within Parking Standards for this use however it does fall short on cycle parking provision and lorry spaces. Lorry spacing bays however are not required, as stated within the Design and Access Statement dated April 2018, since vehicles will be distributed individually by staff from each of the car dealerships as and when the vehicles are required. Adequate turning space is shown to allow for a car transporter to enter the site, turn and exit safely however.

9.6 DfI Roads Service are the authoritative body on road safety and transport issues and following consultation on the proposal, which included a Transport Assessment Form, they responded on 19th July 2018 with no objections should approval be granted. On balance proposal is considered acceptable when assessed against PPS3 and Parking Standards.

9.7 Design

The existing elevations remained largely the same with the exception of a new vehicle ramp to the front to allow vehicle access to the first floor level. Over cladding is proposed to the building to enhance the overall aesthetics. The existing boundary treatments are to remain with the exception of the front boundary which is proposed 2.4m high hit and miss fencing in black. The proposed materials and boundary treatment are considered acceptable for the area which is characterised by a variety of building types and elevation treatment.

9.8 Other environmental matters

The site is located on and adjacent to past industrial land types that have the potential to contaminate land and pose a risk to human health. It has been confirmed however there will be no breaking of ground during the works and therefore a contaminated land assessment is not required. BCC Environmental Health responded to consultation with no objection.

9.9 The proposal is considered to be in compliance with the development plan.

9.10 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. The approved development will bring a vacant unit into use which will in turn create jobs and investment. Should members agree with the recommendation to approve, delegated

authority is requested for the Director of Planning and Building Control to finalize the wording of conditions.

10.0 Summary of Recommendation: Approval with conditions

Neighbour Notification Checked: Yes

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.

ANNEX

| | |
|------------------------------|---------------|
| Date Valid | 18th May 2018 |
| Date First Advertised | 6th July 2018 |
| Date Last Advertised | |

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
Airphone,Unit 3,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Archer Sheridan Leasing Ltd.,Unit 5a,2-6 Adelaide Business Centre,Apollo
Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Arquiva,Units 1 & 2,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Cage Wars Championship Ltd.,Unit 4a,2-6 Adelaide Business Centre,Apollo
Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Calumet Photographic,Unit 2,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
Chain Reaction Cycles,Unit 1,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
Costa Coffee,Unit 9,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
D W Sports,Unit 7,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
Hcl Training Room,Unit 9a,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Jh Group,Unit 11,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Jh Industrial Cleaning Services,Unit 12 Part,2-6 Adelaide Business Centre,Apollo
Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Lakeland,Unit 3,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
Laser,Unit 6,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,

Lister Machine Tools Ni Ltd,Unit 10,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
M C Print & Design,Unit 6,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Marks & Spencer Plc,Unit 8,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
Mothers Pride Northern Ireland,8 Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Normandy,Unit 2b,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Olympia Leisure Centre,18 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
Pets At Home,Unit 5,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
R H M Bakeries,8 Apollo Road,Belfast,Antrim,BT12 6LP,
The Owner/Occupier,
Road Safety Council Of Ni,Units 1a & B,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Serck Services,Unit 7,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 3,24 Boucher Road,Belfast,Antrim,BT12 6HR,
The Owner/Occupier,
Unit 3,2a ,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 4,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 5,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 6a,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 7a 1st Floor,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 7a Gd Floor,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 8,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit 8a,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Unit C,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6BF,
The Owner/Occupier,
Unit D,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6BF,
The Owner/Occupier,
Units 13 - 14,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6BF,
The Owner/Occupier,
Valley Ni Ltd,Unit 12b,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,
The Owner/Occupier,
Yell.Com,Unitc,2-6 Adelaide Business Centre,Apollo Road,Belfast,Antrim,BT12 6HP,

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| Date of Last Neighbour Notification | 27th June 2018 |
| Date of EIA Determination | N/A |

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|---|----|
| ES Requested | No |
| Notification to Department (if relevant) N/A | |