

**Development Management Report
Committee Application**

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/2096/F	
Proposal: Variation of planning condition No's 6, 7 & 17 of approval Z/2014/1665/F to facilitate relocation of parking spaces & amendments to internal boundary treatments.	Location: Peter Pan Complex 90-120 Springfield Road Adjoining Springfield Avenue Belfast
Referral Route: Variation of Conditions on a Major Application	
Recommendation:	Approval
Applicant Name and Address: Pan Residential	Agent Name and Address: JNP Architects 2nd Floor Alfred House 19-21 Alfred Street Belfast BT2 8ED
<p>Executive Summary: The application seeks full planning permission for the variation of three planning conditions of approval Z/2014/1665/F to facilitate relocation of parking spaces and amendments to internal boundary treatments. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The acceptability of proposed amendments to layout - Quality within the proposed residential development <p>The proposed internal changes to boundary treatments from walls to close boarded fencing is acceptable in that main views into or within the development are unaffected. The higher quality red brick wall finish remains to the end of important vistas and onto the public roadways thus maintaining a high quality appearance from main public views.</p> <p>DFI Roads initially expressed concerns about the retention of the telecommunications box on the footpath along the northern boundary of the site. The Private Streets Determination drawings (PSD) drawings were subsequently amended to show the relocation of this box, as per previously approved under Z/2014/1665/F. There is no loss of car parking as a result of the changes and DFI Roads have offered no objections to the relocation of 1 car parking space from Springfield Avenue to Springfield Road and the relocation of approved parking bays.</p> <p>No objections received.</p> <p>Recommendation</p> <p>Approval subject to varied conditions as detailed in planning report below.</p>	

Case Officer Report

Site Location Plan

1.0 **Description of Proposed Development**

1.1 Variation of planning condition No's 6, 7 +17 of approval Z/2014/1665/F to facilitate relocation of parking spaces and amendments to internal boundary treatments.

1.2 The conditions to be amended are listed below:

6. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The works necessary for the improvement of a public road shall be completed in accordance with the details outlined blue on Drawing No: 4374 - C01 Rev T4 bearing the date stamp 2/11/15. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

1.3 7. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

1.4 17. All hard and soft landscape works, including boundary walls, fences and other means of

1.5	<p>enclosure shall be carried out in accordance with the approved details on drawings no. 11 date stamped 05 December 2014, drawing no. 02D date stamped 13 October 2015 and drawing no. 14 date stamped 16 June 2015 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>The proposed changes to the layout will mean an updated drawing number and therefore an amendment to any conditions in which the layout drawing is referenced. The proposal involves an alteration to the approved Private Streets Drawing, and subsequently the drawing number referred to on Conditions 6 and 7 will change from 4347-C01 RevT4 to 2017013-P-CIV-101. Similarly Drawing No. 02D (site layout) is referred to in Condition No. 17 in so far as it relates to hard and soft landscaping. With the revision to location of the car parking spaces and the changes to the proposed boundary treatment this drawing has been amended, and will be replaced in the condition by No. 02E (4625-P-04- RevG – architects drawing number).</p>
2.0	<p>Description of Site Housing Development (presently under construction)</p>
Planning Assessment of Policy and other Material Considerations	
3.0 3.1	<p>Planning History Z/2014/1665/F</p> <p>Demolition of existing buildings and erection of 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units (48 no dwellings and 42 no. apartments) with associated parking, landscaping site and access works.</p> <p>Address: Peter Pan Complex, 90-120 Springfield Road, adjoining Springfield Avenue, Belfast Approval. Decision Date: 08.01.2016</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Urban Area Plan Draft Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7- Quality Residential Environments Planning Policy Statement 12- Housing in Settlements</p>
5.0	<p>Statutory Consultees DFI Roads – Await response</p>
6.0	<p>Non-Statutory Consultees NA</p>
7.0	<p>Representations None received</p>
8.0	<p>Other Material Considerations NA</p>
9.0 9.1	<p>Assessment The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - The acceptability of proposed amendments to housing layout - Quality within the proposed residential layout <p>Principle of redevelopment 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</p>

	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.
9.2	The site is located within the development limits of Belfast within the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below. The principle of development has been established on the site with the granting of approval for 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units with associated parking, landscaping site and access works. (Z/2014/1665/F). The approved layout is the subject of this planning application, with no alterations to the actual built form.
	The acceptability of proposed amendments to layout
9.3	The application has been made in order to facilitate amendments to the approved housing layout and private streets drawing. These amendments include: <ul style="list-style-type: none"> - One parking space has been omitted from the front of approved Unit 2. The remaining parking space is shifted west by 2m. - Parking bays on Springfield Avenue moved east by 5m. - One parking space added to Springfield Road in the south-east corner of the site. This increases the number of parking spaces along Springfield Road to 9. - Parking spaces to the front of approved units 20, 21 and 22 moved to the north and south to accommodate a speed control table. - Pedestrian crossing points added internally. - A number of internal walls are being replaced by 1.8m high close boarded fencing.
9.4	DFI Roads initially raised an issue with the retention of the Telecommunications cabinet on Springfield Rd and the potential impact on pedestrian safety. In order to reach a compromise with Dfl Roads, the agent has prepared an alternative design which relocates it from outside unit no. 8 up to unit no. 16. A clear footway width of at least 2.4m is provided adjacent to the telecom cabinet.
9.5	The layby along Springfield Avenue is extended by 3.8m towards Springfield Road to allow the same number of parking spaces to be accommodated along the frontage of units 4 to 16 (12 no. parking spaces).
	Quality within the proposed residential Development
9.9	The proposed changes to parking and general road layout are quite minor and will have little or no impact upon the character of the development. In terms of the aesthetic changes to the boundary treatment, the movement from a 2m high brick wall to 1.8m high close board fencing does represent something of a drop in overall quality, however given the location of these changes within the development the overall character from the main public roads and viewpoints are retained. A 2m high brick wall is retained to the rear gardens of the two dwellings at either side of the access onto Springfield Avenue to ensure a high quality on the approach into the development.
10.0	Summary of Recommendation: Approval
10.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission should be approved for the following reason.
10.2	The proposed technical changes to the road layout and internal changes to boundary treatments are quite minor in nature and will not impact upon the overall character of the housing development or the character of the area. DFI Roads have raised no objections to the relocation of a number of car parking spaces. The overall number of spaces remains unaltered. Accordingly the reworded conditions are considered acceptable.

11.0	Conditions
11.1	<p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>The works necessary for the improvement of a public road shall be completed in accordance with the details outlined blue on Drawing No: 4374 - C01 Rev T4 bearing the date stamp 2/11/15. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).</p>
11.2	<p>Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.</p> <p>All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI.</p> <p>Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p>
11.3	<p>All hard and soft landscape works, including boundary walls, fences and other means of enclosure shall be carried out in accordance with the approved details on drawings no. 11 date stamped 05 December 2014, drawing no. 02D date stamped 13 October 2015 and drawing no. 14 date stamped 16 June 2015 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
Neighbour Notification Checked	
Yes	

ANNEX	
Date Valid	15th August 2018
Date First Advertised	31st August 2018
Date Last Advertised	31st August 2018
Details of Neighbour Notification (all addresses)	
1 Springfield Court, Belfast, Antrim, BT12 7BB, 105 Springfield Road, Belfast, Antrim, BT12 7AE, 107 Springfield Road, Belfast, Antrim, BT12 7AE, 113 Cavendish Street, Belfast, Antrim, BT12 7AX, 115 Cavendish Street, Belfast, Antrim, BT12 7AX, 117 Cavendish Street, Belfast, Antrim, BT12 7AX, 119 Cavendish Street, Belfast, Antrim, BT12 7AX, 121 Cavendish Street, Belfast, Antrim, BT12 7AX, 122 Springfield Road, Belfast, Antrim, BT12 7AE, 123 Cavendish Street, Belfast, Antrim, BT12 7AX,	

125 Cavendish Street,Belfast,Antrim,BT12 7AX,
 127 Cavendish Street,Belfast,Antrim,BT12 7AX,
 129 Cavendish Street,Belfast,Antrim,BT12 7AX,
 131 Cavendish Street,Belfast,Antrim,BT12 7AX,
 131 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7AE,
 131 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7DA,
 133 Cavendish Street,Belfast,Antrim,BT12 7AX,
 133 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7AE,
 133 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7DA,
 135 Cavendish Street,Belfast,Antrim,BT12 7AX,
 135 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7DA,
 137 Cavendish Street,Belfast,Antrim,BT12 7AX,
 139 Cavendish Street,Belfast,Antrim,BT12 7AX,
 141 Cavendish Street,Belfast,Antrim,BT12 7AX,
 143 Cavendish Street,Belfast,Antrim,BT12 7AX,
 145 Cavendish Street,Belfast,Antrim,BT12 7AX,
 147 Cavendish Street,Belfast,Antrim,BT12 7AX,
 149 Cavendish Street,Belfast,Antrim,BT12 7AX,
 15 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 151 Cavendish Street,Belfast,Antrim,BT12 7AX,
 153 Cavendish Street,Belfast,Antrim,BT12 7AX,
 155 Cavendish Street,Belfast,Antrim,BT12 7AX,
 157 Cavendish Street,Belfast,Antrim,BT12 7AX,
 159 Cavendish Street,Belfast,Antrim,BT12 7AX,
 161 Cavendish Street,Belfast,Antrim,BT12 7AX,
 163 Cavendish Street,Belfast,Antrim,BT12 7AX,
 165 Cavendish Street,Belfast,Antrim,BT12 7AX,
 167 Cavendish Street,Belfast,Antrim,BT12 7AX,
 17 Forfar Street,Belfast,Antrim,BT12 7BD,
 17 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 19 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 2 Springfield Court,Belfast,Antrim,BT12 7BB,
 21 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 23 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 25 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 27 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 29 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 31 Springfield Avenue,Belfast,Antrim,BT12 7BA,
 A & J Rodgers,Unit 20,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 B J Eastwood,Unit 4,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 Bingo Hall,109 Springfield Road,Belfast,Antrim,BT12 7AE,
 Brendan Mckee,Units 7a+7b+8,90-120 Peter Pan Industrial Estate,Springfield
 Road,Belfast,Antrim,BT12 7AJ,
 Erinsemerald Amusement Arcade,Unit 3,90-120 Peter Pan Industrial Estate,Springfield
 Road,Belfast,Antrim,BT12 7AJ,
 Francis Mcnally,Unit 6,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 K.Mcdaniel,Unit 3a,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 Lee Morelli,Unit 9b,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 M. O'Kane,Unit 10,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 M.C. O'Kane,Unit 2,90-120 Peter Pan Industrial Estate,Springfield Road,Belfast,Antrim,BT12 7AJ,
 Mcallister Bros. Limited,Unit 3,90-120 Peter Pan Industrial Estate,Springfield
 Road,Belfast,Antrim,BT12 7AJ,
 Mcgettigans Chemist,125-127 Blackstaff Stop,Springfield Road,Belfast,Antrim,BT12 7AE,
 Mcivor & Farrell Solicitors,129b ,Springfield Road,Belfast,Antrim,BT12 7AE,

Mr Brian Neeson, Unit 2d, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Mr P Harvey, Unit 2c, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 P. O'Neill, Unit 9a, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Peter Pan Taxis, Unit 1, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Seris Hair Ltd, 103 Springfield Road, Belfast, Antrim, BT12 7AE,
 Springfield Charitable Association, Unit 4a, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 2a, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 2b, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 4b, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Unit 5, 121 Springfield Road, Belfast, Antrim, BT12 7AE,
 Unit 5, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 William Larkin, Unit 4, 90-120 Peter Pan Industrial Estate, Springfield Road, Belfast, Antrim, BT12 7AJ,
 Workforce Training Services Ltd., Unit 1, 90-120 Peter Pan Industrial Estate, Springfield Road, Ballymurphy, Belfast, Antrim, BT12 7AJ,

Date of Last Neighbour Notification	11th September 2018
Date of EIA Determination	NA
ES Requested	Yes /No
Drawing Numbers and Title	
Notification to Department (if relevant)	
Date of Notification to Department: Response of Department:	