

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 12 th April 2022	
Application ID: LA04/2021/2804/F	
Proposal: Installation of a 9m x 2.5m Shipping Container to Serve as a Storage Facility for Bikes, Project Equipment and Materials.	Location: Land adjacent to Connswater Community Centre Ballymacarrett Walkway Severn Street Belfast BT4 1SX
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d) – BCC has an interest in the land.	
Recommendation:	Temporary Approval
Applicant Name and Address: Sustrans 2 Cathedral Square College Green Bristol BS1 5DD	Agent Name and Address: N/A
<p>Executive Summary:</p> <p>This proposal is for the installation of a 9m x 2.5m shipping container to serve as a storage facility for bikes, project equipment and materials.</p> <p>The application site is located on a parcel of land under the ownership of Belfast City Council. The land is located adjacent to Connswater Community Centre, Ballymacarrett Walkway, Severn Street, Belfast.</p> <p>The site is within a wider designation as an Area of Existing Open Space in the Belfast Metropolitan Area Plan 2015 (BMAP) and the 2004 version. The BUAP 2001 designates the site as un-zoned white land.</p> <p>The area designated as an Area of Existing Open Space extends to 1.8ha. The proposed use is ancillary to the open space use, the site covers a small fraction of the area and is of a minor scale in context with the extensive Comber Greenway and open space in which it is located.</p> <p>The key issues to be considered in this proposal are: -</p> <ul style="list-style-type: none"> • Design of the proposal and the Impact on Open Space and surrounding Character of the Area • Impact on Amenity <p>No third-party objections have been received, DFI Roads have responded with no objection to the proposal. The response from BCC Environmental Health Services is awaited, on the basis the proposal has no utilities and is for the storage of equipment it is not considered that the proposal presents any issues, it is anticipated a positive response will be forthcoming</p>	

and amenity issues can be adequately addressed via conditions. Their response will be reported as an update to committee.

The site is near the CS Lewis Square, which was designated as white land and now provides a much-used public open space and acts as a vital linkage between the adjacent linear parks at Severn Street through to the Newtownards Road and the wider Comber Greenway.

The temporary use of a small area of unused land to facilitate a shipping container in the short term is considered acceptable and will not result in a negative impact on the provision of open and recreational space to the area.

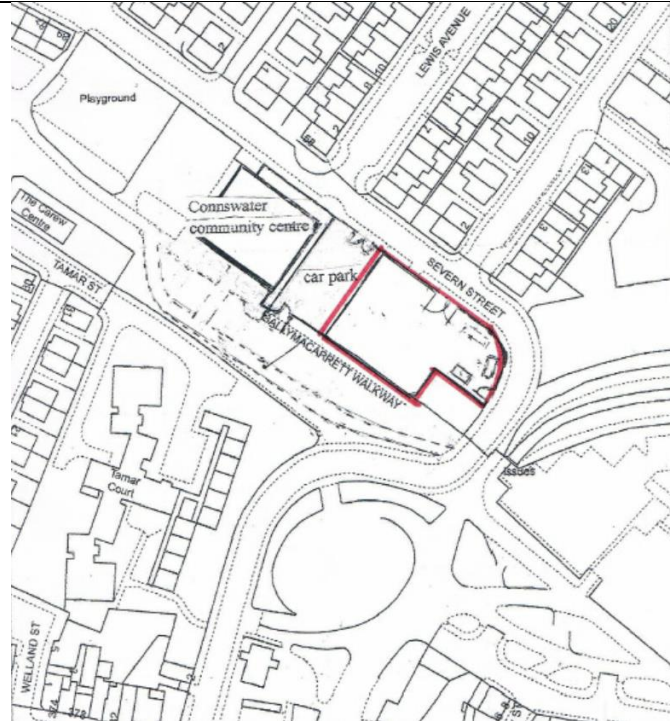
Given the nature, form, and materials of shipping containers, and the purpose of this container to store project materials and equipment, it is recommended that it is removed after a period of 2 years and a more permanent storage solution for the bikes, more fitting to the context is found.

Recommendation: Temporary Approval for 2 years

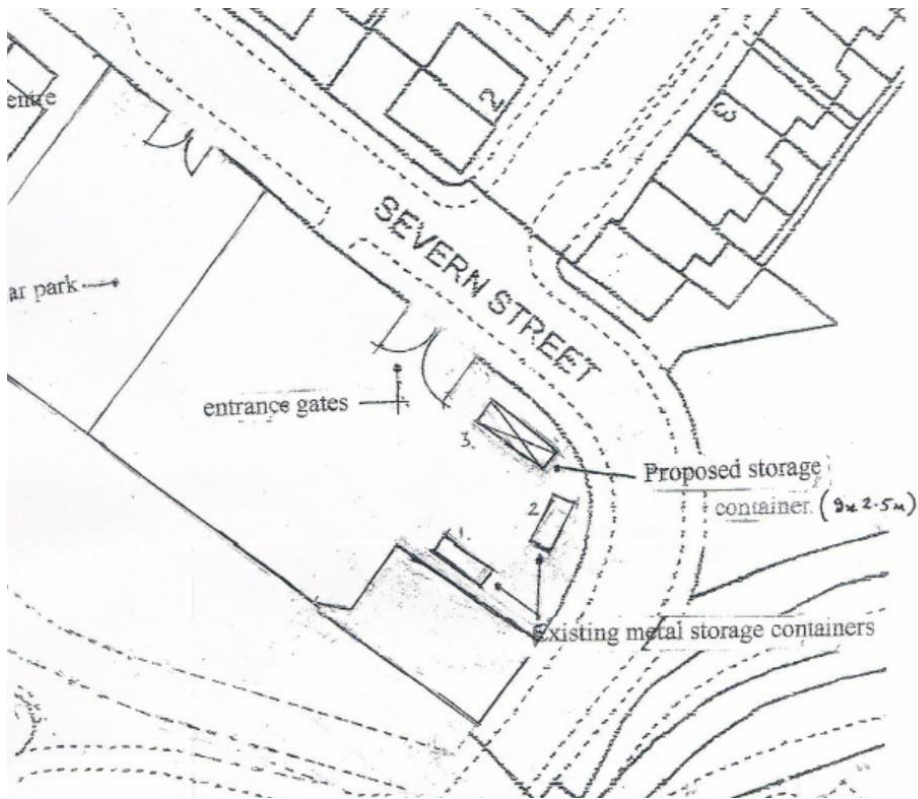
Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered on balance that the proposal should be approved. Planning permission is therefore recommended for approval for a temporary period of 2 years with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Block Plan



Consultations:		
Consultation Type	Consultee	Response
Statutory	DFI Roads – Hydebank	No objections
Non-Statutory	BCC Environmental Health	Awaiting Response
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		
<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Design of the proposal and the Impact on Open Space and surrounding Character of the Area • Impact on Amenity 		
Characteristics of the Site and Area		
1.0 Description of the Proposed Development		
<p>Planning permission is sought for the Installation of a 9m x 2.5m Shipping Container to Serve as a Storage Facility for Bikes, Project Equipment and Materials.</p>		
2.0 Description of Site		
<p>The site is located at lands adjacent to and south east of Ballymacarrett Community Centre, between Severn Street and Ballymacarrett Walkway, Belfast. The site is currently an area of hardstanding having been used previously to temporarily facilitate the wider works to the Greenway. The site is bounded by a metal palisade fence, approximately 2.4m.</p> <p>The site is designated as an area of Existing Open Space as outlined in dBMAP.</p> <p>The immediate area North of the site is residential, to the South of the site is CS Lewis Square used as public open space. The wider area is largely residential characterised by semi-detached dwellings, beyond that is commercial and retail with various other mixed-use facilities along the Newtownards Road.</p>		
Planning Assessment of Policy and Other Material Considerations		
3.0 Site History		
<p>LA04/2019/2990/F - Lands adjacent to and south east of Ballymacarrett Community Centre, between Severn Street and Ballymacarett Walkway, Belfast BT4 1SX - Change of Use of land from derelict hardstand to replacement car park, new access/egress via Severn Street and Boundary treatment – Permission Granted - 02.07.2020.</p> <p>Z/2008/0795/F - Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C -</p>		

Variation of conditions 5 and 6 of planning approval Z/2007/0350/F - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway – Granted.

4.0 Policy Framework

- Belfast Urban Area Plan 2001
- Draft Belfast Metropolitan Area Plan 2004 & 2015
The extant Development Plan is 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. Given the advanced stage that Draft BMAP had reached including modification after independent examination, the most recent version of Draft BMAP is considered to hold significant weight
- Belfast Local Development Plan Draft Plan Strategy 2035
The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
- Strategic Planning Policy Statement for Northern Ireland (SPPS)
- Planning Policy Statement 3: Access, Movement and Parking
- Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation

5.0 Statutory Consultations

- Department for Infrastructure Roads Service (DFI) - No objections

6.0 Non-Statutory Consultations

- BCC Environmental Health Services – Awaiting Response

7.0 Representations

The application was neighbour notified and advertised in local press. No comments have been received.

8.0 Other Material Considerations

None

9.0 Assessment

9.1 The key issues to be considered are:

- Design of the proposal and the Impact on Open Space and surrounding Character of the Area
- Impact on Amenity

Design of the proposal and the Impact on Open Space and surrounding Character of the Area

Planning permission is sought for the installation of a 9m x 2.5m shipping container to serve as a storage facility for bikes, project equipment and materials.

The existing site is an enclosed vacant parcel of land owned by Belfast City Council. The site is bound by a 2.4m metal palisade fencing. The site currently has hardstanding as its surfacing which will facilitate the shipping container. The site is accessed by a large gate opening onto Severn Street. Whilst the container is minor in size and will be contained within this enclosed area, its permanent retention would not be acceptable, as shipping containers are of a form and material that would be inappropriate in this designated open space location if retained permanently. If Committee is minded to approve, a condition is recommended to ensure removal after 2 years and a more permanent alternative storage solution should be found for the bikes to be stored.

The immediate area surrounding the site is characterised as largely residential with housing developments present North of the site and to the South. The site is near the CS Lewis Square, which was designated as white land and now provides a much-used public open space and acts as a vital linkage between the adjacent linear parks at Severn Street through to the Newtownards Road and the wider Comber Greenway.

Given the gain of Lewis Square in the immediate locality, the temporary use of a small area to facilitate a shipping container to store equipment and materials ancillary with recreational use in the short term, is considered to result in no detrimental impact on the provision of open and recreational space to the area.

Policy OS1 – Protection of Open Space applies to all areas of existing open space and states that the development will not be permitted if it would result in a loss of open space. It is considered that the proposal will not result in an overall loss of open space and will maintain and extend an existing recreational function through the operation of the charity Sustrans for necessary short term storage. The proposal is considered acceptable in principle as a temporary solution. The proposal complies with the development plan, SPPS and PPS8.

Impact on Amenity

In respect of visual impact, the proposal seeks to install a shipping container on land comprising a derelict hardstanding area. There exists a boundary fence surrounding the site and a vehicular access point onto Severn Street. There are 2No smaller metal storage containers on the site which have been present since approximately 2019, these containers appear to be related to the ongoing construction associated with the Connswater Community Greenway and the new Walkway Community Centre.

The introduction of the proposed shipping container is not considered to cause an unacceptable impact on the visual amenity of the site or the residential amenity of neighbours. The proposal will not have any utilities connected and will be used for storage purposes for a temporary basis which will not result in unacceptable noise, nuisance, or disturbance to nearby residential properties.

The proposal is considered to comply with prevailing policy with respect to amenity.

Other Considerations

DFI Roads have been consulted on this application and have offered no objection.

Neighbour Notification Checked: Yes

Summary of Recommendation:

The proposed development is acceptable on a temporary basis, there will be no adverse impacts on residential amenity. No objections or representations have been received. Considering all relevant information, including current planning policy and previous relevant histories temporary approval is recommended.

It is recommended that planning permission is granted with delegated power given to the Director of Planning and Building Control to finalise conditions.

Conditions:

1. This approval is temporary for a period of 2 years from the date of this decision notice. The shipping container and all associated fittings must be removed within 4 weeks of the end date of this permission.

Reason: The structure proposed is of a temporary form and material that would impact the site and area if retained permanently.

ANNEX	
Date Valid	14 th February 2022
Date First Advertised	25 th February 2022
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 1 Lewis Avenue,Belfast,Down,BT4 1FD	
The Owner/Occupier, 1 Lewis Park,Belfast,Down,BT4 1FE	
The Owner/Occupier, 2 Lewis Park,Belfast,Down,BT4 1FE	
The Owner/Occupier, 60 Severn Street,Belfast,Down,BT4 1FB	
The Owner/Occupier, 62 Severn Street,Belfast,Down,BT4 1FB	
The Owner/Occupier, 64 Severn Street,Belfast,Down,BT4 1FB	
The Owner/Occupier, Ballymacarrett Leisure Centre,1 Ballymacarrett Walkway,Belfast,Down,BT4 1SX	
The Owner/Occupier, Lewis Park,Belfast,Down	
Date of Last Neighbour Notification	21 st February 2022
Notification to Department: N/A	