

# Public Document Pack

**Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**

Date Not Specified

## **MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

In addition to those matters previously notified to you, the following item(s) will also be considered at the meeting to be held at 5.00 pm on Monday, 29th June, 2015.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

### **AGENDA:**

1. **Routine Matters**
  - (a) Apologies
  - (b) Declarations of Interest
2. **LA04/2015/0057/F - Land Opposite Titanic Studios (The 'Paint Hall') and East of Queen's Road (Pages 1 - 8)**
  - (a) Consultation Response Transport NI (Pages 9 - 10)
3. **Z/2013/1293/F - 3G Pitch at the Falls Park (Pages 11 - 22)**

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## Committee Deferred Application Report

Summary	
<b>Committee Meeting Date:</b> 29 June 2015	<b>Item Number:</b>
<b>Application ID:</b> LA04/2015/0057/F	<b>Target Date:</b> 31 <sup>st</sup> July 2015
<b>Proposal:</b> Temporary exhibition centre, access arrangements, service and surface car parking and associated works	<b>Location:</b> Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road Belfast
<b>Referral Route:</b> Committee Deferral– deferred on 16 June 2015 to enable comments received to be properly assessed. Case Officer Report presented on 16 June is attached for reference.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Titanic Quarter Limited c/o agent	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<b>Committee deferred application</b>	
<p><b>Reason -</b> The application was presented to the Planning Committee on 16<sup>th</sup> June 2015 with a recommendation to approve and on the advice of the Town Solicitor, the Committee agreed to defer consideration of the application to enable comments received by the Council to be properly assessed.</p> <p>Since the case officer report was prepared, an additional 4 representations (3 objections and 1 representation from the applicant's agent) have been received, including an objection received on 16<sup>th</sup> June.</p> <p>The issues raised are:</p> <ul style="list-style-type: none"> <li>i) Neighbour notification process;</li> <li>ii) Recommendation made before all consultations received;</li> <li>iii) Use class of proposal;</li> <li>iv) The lack of detail in the Event Management Plan (EMP) relating to the impact of the proposal on traffic and parking if multiple events are held simultaneously;</li> <li>v) The lack of a planning condition relating to the Event Management Plan; and</li> <li>vi) Temporary approval for 5 years.</li> </ul> <p><b>Assessment -</b></p> <ul style="list-style-type: none"> <li>i) Additional properties abutting the red line were neighbour notified on 2<sup>nd</sup> June 2015. The neighbour notification complies with statutory requirements.</li> <li>ii) The recommendation to approve was made after consultation responses were received from NIEA Natural Heritage, Waste Management and Rivers Agency confirming no objections. Copies of which can be seen on the working file. Transport NI's final substantive response has yet to be received, however, by email dated 22/06/2015 Transport NI confirmed that they are satisfied that the issues raised can</li> </ul>	

- be adequately addressed by the EMP if conditioned as part of the approval.
- iii) The Temporary Exhibition Centre falls under use class D1 as set out in The Planning (Use Classes) Order (NI) 2015. A planning condition relating to the use class is not necessary.
  - iv) Transport NI is now specifically identified as a key stakeholder on the TQ Event Management Board. TQ Ltd is also required to inform Transport NI of the programme of exhibitions for the year ahead and will be represented on the Event Management Board. This will ensure adequate lead in time for management of any co-incidental events.
  - v) Noted. Whilst Transport NI final substantive response is still outstanding, it is considered that a planning condition relating to the development complying with the Event Management Plan will be attached to any planning approval.
  - vi) The design of the exhibition centre building is considered acceptable in visual amenity terms for a limited period only. The proposed use is considered acceptable on a temporary basis. An approval for 3 years is considered appropriate to allow sufficient flexibility to review infrastructure requirements and not prejudice the future development of the mixed use area.

**Summary of Recommendation:**

Following full consideration of the comments received the recommendation remains unchanged.

It is recommended that the application is approved subject to conditions and that Committee agrees the Director of Planning and Place (in conjunction with the Town Solicitor, Chair and Vice Chair) is authorised to draft any necessary amendments and / or additional conditions.

Approval is recommended for a 3 year period.

**Conditions** – Time Limit, Event Management

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA04/2015/0057/F	<b>Target Date:</b> 31 <sup>st</sup> July 2015
<b>Proposal:</b> Temporary exhibition centre, access arrangements, service and surface car parking and associated works	<b>Location:</b> Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road Belfast
<b>Referral Route:</b>	
Major application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Titanic Quarter Limited c/o agent	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<b>Executive Summary:</b>	
<p>The application seeks full planning permission for a Temporary Exhibition Centre, access arrangements, service and surface car parking and associated works. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• The principle of the exhibition centre at this location;</li> <li>• Visual amenity; and</li> <li>• Traffic movement and parking;</li> </ul> <p>The site is located within the development limits of Belfast as designated in BMAP 2015 and within an area zoned as a mixed-use site (BHA01). Given the temporary nature of the proposal it will not conflict with the zoning or prejudice the future redevelopment of the site in line with the planned development of Titanic Quarter. The principle of an exhibition centre is considered acceptable in this case for a temporary period.</p> <p>The proposal has been assessed against the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 6: Planning, Archaeology and the Built Environment and Planning Policy Statement 15: Planning and Flood Risk.</p> <p>Transport NI was consulted, and although a final response has yet to be provided, it is considered that there will be no negative impact on traffic movement and parking considering that the peak flow of traffic associated with the use will be at weekends and will not therefore conflict with the normal Monday to Friday peak flows associated with the various other land uses presently operating within Titanic Quarter.</p>	

NIEA- Natural Heritage, Waste Management, Historic Buildings Unit and Marine Environment Division and Belfast City Councils Environmental Protection Unit have offered no objections to the proposal and standard conditions and informatives are to be applied.

Rivers Agency has asked for clarification on where the surface water will be discharged but are satisfied that in that the level of surface water run-off will be no greater than existing run-off.

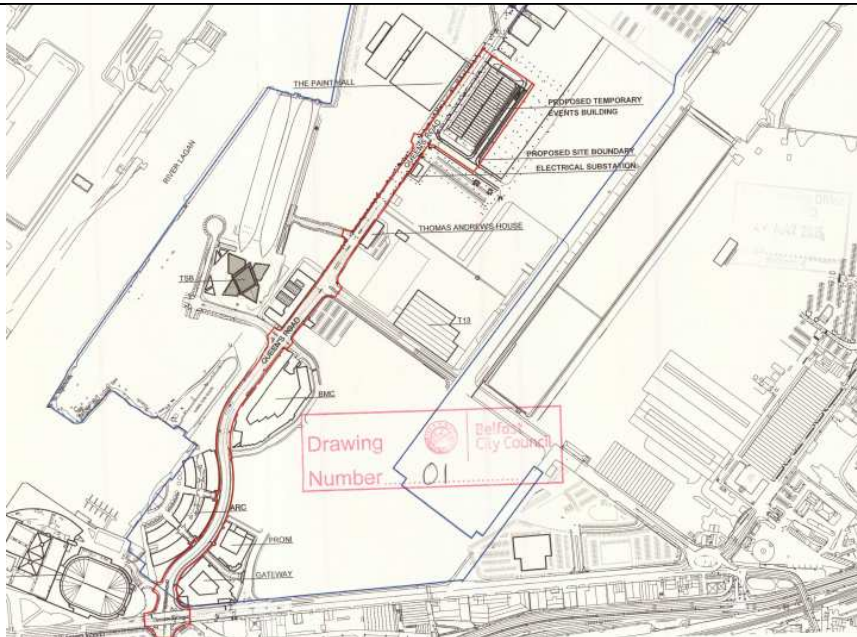
1 representation was received. The sole issue raised related to the failure of Belfast City Council to carry out its statutory duty to neighbour notify. In response to the objection additional properties abutting the red line were neighbour notified. At the time of writing no further objection have been received.

It is recommended that the application is approved subject to conditions and that Committee agrees the Director of Planning and Place is authorised to draft any necessary amendments and / or additional conditions.

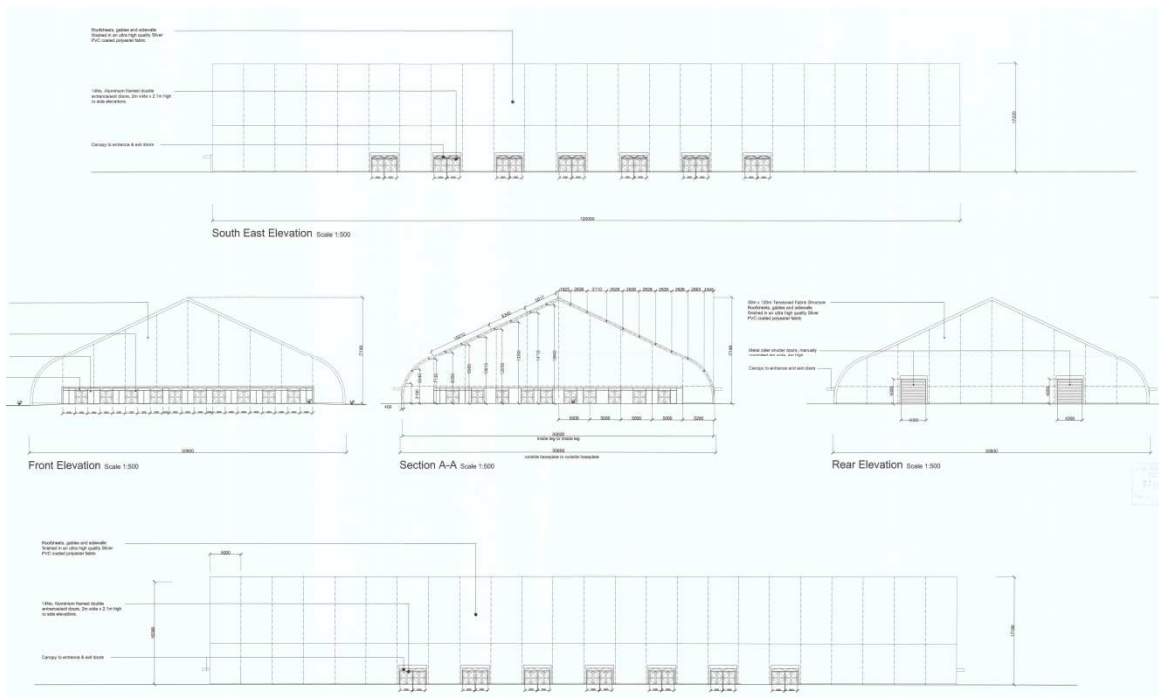
Approval is recommended for a 3 year period.

# Case Officer Report

## Site Location Plan



## Elevations and Section



## Characteristics of the Site and Area

- 1.0 Full planning permission is sought for the erection of temporary marquee type structure finished in an aluminium frame and PVC coated polyester fabric measuring 120 metres by 50 metres with a height of 15.9 metres. The structure is to be used as an exhibition centre.
- 2.0 The site is located in Titanic Quarter in Belfast. Existing on the site is a large area of hardstanding screened on the roadside by 2 metre high palisade fencing. Access to the

site is from Queens Road.

## **Planning Assessment of Policy and Other Material Considerations**

### **3.0 Site History**

3.1 None

### **4.0 Policy Framework**

4.1 Belfast Metropolitan Area Plan 2015

- The site is zoned as a mixed use site (BHA01). The site is also located within Phase 4 of the Titanic Quarter as identified in the overall development framework for the area.

4.2 Planning Policy Statement 1(PPS1): General Principles

4.2.1 Paragraph 59

4.3 Planning Policy Statement 2: Natural Heritage

4.4 Planning Policy Statement 3: Access, Movement and Parking

4.4.1 Policy AMP 2: Access to Public Roads

4.4.2 Policy AMP 6: Transport Assessment

4.4.3 Policy AMP 7: Car parking and Servicing Arrangements

4.5 Planning Policy Statement 6: Planning, Archaeology and the Built Environment

4.5.1 Policy BH 3: Archaeological Assessment and Evaluation.

4.5.2 Policy BH 11: Development affecting the setting of a Listed Building.

### **5.0 Statutory Consultee Responses**

5.1 Transport NI- Awaiting response.

5.2 NIEA- Historic Buildings- No Objections.

5.3 NIEA- Historic Monuments- No Objections subject to conditions

5.4 NIEA- Natural Heritage- No Objections.

5.5 NIEA- Waste Management Unit- No Objections.

5.6 NIEA- Water Management Unit-No Objections subject to conditions and informatives.

5.7 NIEA- Marine Environment Division- No Objections.

5.8 DARD- Rivers Agency- Final response still to be received. Minor issues are being addressed by applicant which do not affect the principle of development.

### **6.0 Non Statutory Consultee Responses**

6.1 Belfast City Council EPU- No Objections subject to conditions and informatives.

### **7.0 Representations**

7.1 The application has been neighbour notified and advertised in the local press. 1 letter of objection was received from James McMonagle Ulster Weddings Ltd stating that Belfast City Council had not carried out its statutory duty to neighbour notify all the properties within 20 metres of the red line. In response to the objection additional properties abutting the red line were neighbour notified. At the time of writing no further objections have been received.



## **8.0 Other Material considerations**

8.1 The site is located in close proximity to Belfast Lough Special Protection Area and Area of Special Scientific interest. However given the temporary nature of the proposal and the fact that no piled foundations are necessary a full Habitat Regulation Assessment is not required.

## **9.0 Assessment**

9.1 The key issues in the assessment of the proposed development include:

- The principle of the development at this location;
- Visual Amenity;
- Traffic and parking;
- Impact on built and archaeological heritage;
- Potential impact on Belfast Lough Special Protection Area and Area of Special Scientific interest; and
- Flooding.

9.2 The site is located within the development limits of Belfast as designated in BMAP 2015 and within an area zoned as a mixed-use site (BHA01). It is also identified as being with Phase 4 of the Local Development Framework for Titanic Quarter. Given the temporary nature of the proposal, it will not conflict with the zoning or prejudice the future development of Phase 4, in line with the Local Development Framework. The principle of an exhibition centre is therefore considered acceptable.

9.3 The proposed building, which is temporary in design, will not result in an adverse impact on visual amenity given the scale and massing of the existing buildings in the vicinity of the application site.

9.4 In respect to traffic and parking, it is considered that the peak flow of traffic associated with the use will be at the weekends and will not conflict with the normal Monday to Friday peak flows associated with the various other land uses presently operating with Titanic Quarter. Whilst Transport NI's comments are still outstanding, it was accepted through the pre-application process that the proposal was unlikely to prejudice the safety and convenience of Road users. The proposal therefore complies with the broad thrust of Planning Policy Statement 3.

9.5 The proposal has been assessed against Policy BH 11 of Planning Policy Statement 6. It is considered that the temporary building will not adversely impact on the setting of the 2 nearby listed buildings (the Pump House and Harland and Wolf Drawing offices) given the separation distance between the site and these buildings (over 350 metres), a view shared by NIEA Historic Buildings.

9.6 Policy BH 3 of Planning Policy Statement 6 is also relevant. The proposed structure does not require any piling or excavation. NIEA Historic Monuments Unit has offered no objections subject to a programme of archaeological work being implemented prior to any site works commencing. However, given the proposal does not involve piled foundations, it is considered that these conditions is not necessary.

9.7 The site is located in close proximity to Belfast Lough Special Protection Area and Area of

Special Scientific Interest and therefore Planning Policy Statement 2 is relevant. However, it is considered that there will be no adverse impact on the designated areas given the temporary nature of the proposal and the fact that both NIEA –Natural Heritage and Waste Management have offered no objections and therefore a full Habitat Regulations Assessment is not required.

- 9.8 FLD 3 of Planning Policy 15 is relevant. The site is over 1 hectare and therefore a drainage assessment is required. Whilst DARD -Rivers Agency is still outstanding it is considered that, with no additional hardstanding proposed, the amount of surface water will not increase with the proposed development. The proposal therefore complies with FLD 3.

**Neighbour Notification Checked**

**Yes**

**Recommendation:** Approve

- 10.0 Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result cause demonstrable harm to interest of acknowledge importance and therefore should be approved.
- 10.1 Given the nature of the structure, a 3 year temporary permission is considered appropriate.

**Conditions**

- 11.1 The structure shall be removed and the use hereby permitted shall be discontinued and the land restored to its former condition within 3 years from the date of this permission.

Reason: To enable Belfast City Council to exercise control over the development hereby approved.

- 11.2 In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice. In the event of unacceptable risks being identified, a remediation strategy shall be agreed, and subsequently implemented and verified to the Planning Services satisfaction.

Reason: Protection of human health.

- 11.3 Prior to the erection of the temporary structure a 100-125mm of rebar reinforced concrete shall be placed on top of the existing concrete hard-standing with all joints sealed in accordance with the details shown on drawing number 10 dated stamped 5<sup>th</sup> June 2015

Reason: Protection of human health.

**Signature(s)**

**Date:**

# Agenda Item 2a transportni

Eastern Division  
Hydebank  
4 Hospital Road  
Belfast  
BT8 8JL

**Planning Authority Case Officer:**  
**Planning Application Ref:** LA04/2015/0057/F  
**Date consultation received:** 13/05/2015 & 11/06/2015  
**Date of Reply:** 25/06/2015

TransportNI offers no objection to this development proposal. The following documents were considered: -

- Titanic Quarter Exhibition Centre – Transport Assessment Form (March 2015)
- Titanic Quarter Exhibition Centre – Transport Statement (March 2015)
- Titanic Quarter Exhibition Centre – Event Management Plan (EMP) Rev 1, bearing Belfast Planning Service date stamp 11 June 2015

In assessing the development application, TransportNI is mindful that the application is not expected to generate significant vehicular trips during weekday network peaks. It is also noted that parking for the development proposes a mixture of in-curtilage provision, utilisation of spare capacity in surrounding TQ car parks, and the opportunity to avail of additional lands (controlled by the applicant), for additional car parking if required. TransportNI is also mindful that the development is seeking temporary approval for an 'exhibition centre', which if approved and implemented, enables subjective monitoring to verify the effectiveness of the any associated event management plan.

In concluding its recommendation to Belfast Planning Service, TransportNI considered those transportation & parking related concerns highlighted by Fleming Mountstephen Planning in their correspondence to Belfast City Council dated 09 & 16 June 2015.

Should the planning authority decide that planning approval is to be granted, then the following conditions / informatives should be considered for inclusion in any decision notice issued: -

## Conditions

1. The development hereby permitted shall not become operational until the vehicular access, including any visibility splays, has been provided in accordance with the approved layout drawing (Number 04), 'Proposed Site Layout' IBH0462/1000 bearing Area Planning Office date stamp 27 March 2015.  
**Reason:** To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
2. No development / exhibition shall become operational until an Event Management Plan has been fully implemented in accordance with the general principles / objectives set out in the approved 'Event Management Plan template' bearing Belfast Planning Service date stamp 11 June 2015.  
**Reason:** In the interests of road safety and traffic progression.

3. No part of the development hereby approved shall become operational until hard surfaced areas have been constructed and permanently marked to provide approximately 106 incurtilage car parking spaces for use by exhibitors, persons with a disability and to provide a suitable drop off point. Provision of car parking for general visitors shall utilise available TQ car parks / lands in the surrounding area, identified and managed as part of an approved Event Management Plan deemed necessary for each exhibition.  
**Reason:** To ensure that adequate provision has been made for car parking and traffic circulation in the interests of road safety and the convenience of road users.
4. One space per 25 spaces of the total parking provision / requirement shall be provided close to the entrance and permanently retained for people with a disability and shall be adequately marked for that purpose.  
**Reason:** To ensure the provision of adequate parking facilities to meet the needs of people with disabilities.
5. No part of the development hereby approved shall become operational until 10 covered Sheffield cycle stands have been provided for development users.  
**Reason:** To encourage the use of alternative modes of transport for development users.

#### Informatives

1. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
2. All construction plant and materials shall be stored within the curtilage of the site.
3. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road drainage is preserved and does not allow water from the road to enter the site.
4. Pedestrian crossing points across the proposed entrance are to be provided in accordance with the DETR/Scottish Office publication 'Guidance on the use of Tactile Paving'.

**TransportNI Case Officer:** Mr Gabriel Doherty  
Network Planning

**Issued on behalf of the Divisional Manager**

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 29/06/15	<b>Item Number:</b>
<b>Application ID:</b> Z/2013/1293/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed changing pavilion and 3G pitch, with associated perimeter fencing, floodlighting and additional car parking facilities (Light Spill Report Received).	<b>Location:</b> Falls Park 513 Falls Road Belfast - 125m South of Whiterock Leisure Centre - BT12 5HQ
<b>Referral Route:</b> Belfast City Council application	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Belfast City Council	<b>Agent Name and Address:</b> Gregory Architects 4 Crescent Gardens Belfast
<p><b>Executive Summary:</b></p> <p>The application was presented to Planning Committee on 16 June 2015 with a recommendation to approve. The Committee agreed to defer the application for further consultation.</p> <p>The Town Solicitor received a complaint in relation to the decision to defer the application for further consultation. Having reviewed the matter he has, in consultation with the Director of Planning and Place, referred the matter back to Committee as is provided for in the Scheme of Delegation.</p> <p>Having reviewed the process for the receipt and consideration of objections to the planning application, administered by Planning Service, no deficit has been ascertained in that process preventing the receipt and consideration of objections. The publicity and neighbour notification for the application fully meets statutory requirements - <b>see Appendix 1</b>. It is this process that is relevant to the determination of issues by the Planning Committee and not the strategic decision taken by the Council to locate a pitch in Falls Park. In respect of the latter the Planning Committee exercises no jurisdiction to revisit decisions of Council. As such, the application is being included on the agenda for consideration as an approval, in line with the officer's recommendation.</p> <p>The proposal seeks full permission for the erection of a changing pavilion and the upgrade of an existing playing field to a 3G pitch, with associated perimeter fencing, floodlighting and ballstop fences. Additional car parking facilities are also proposed.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Loss of open space</li> <li>• Impact of the proposal on the character of Falls Park</li> <li>• The potential impact of the proposed floodlights on wildlife and the amenity of neighbouring properties;</li> </ul>	

The application was presented to BCC Town Planning Committee in April 2014 with an opinion to approve and was deferred. Members are directed to the full detailed planning report on the planning portal under planning application reference Z/2013/1293/F.

It was brought back to Committee on 7 January 2015 and was due to be issued as an approval. Prior to issue, a late objection was received which raised an issue relating to the proposed floodlighting and light spill report.

The application site lies within the development limits for Belfast and is within an area zoned as a Community Greenway, area of Existing Open Space, an Urban Landscape Wedge and Local Landscape Policy Area. The proposal complies with the Development Plan and relevant policy.

Consultees have no objection.

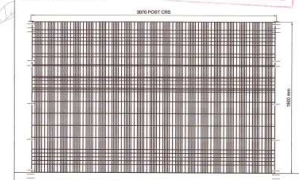
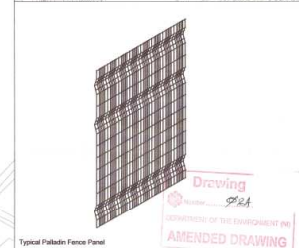
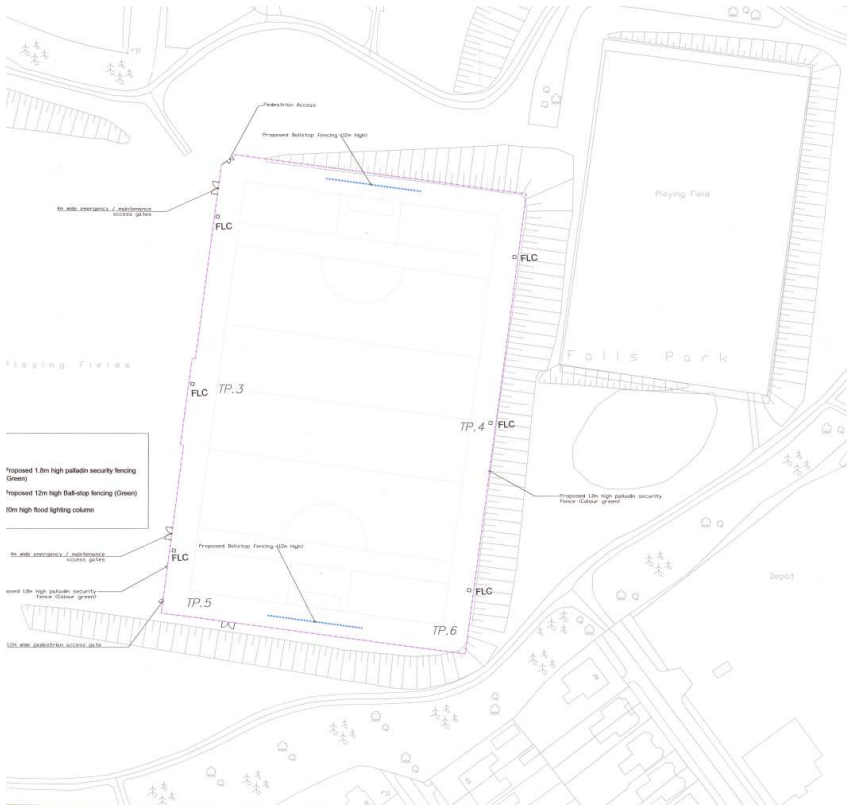
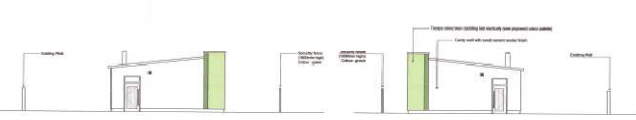
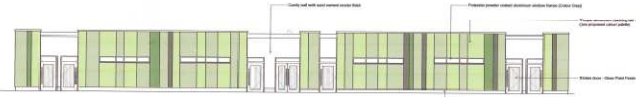
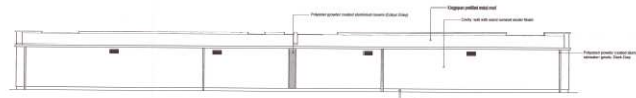
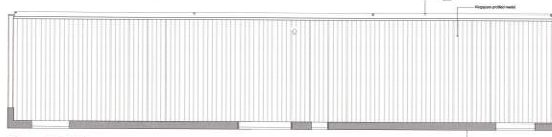
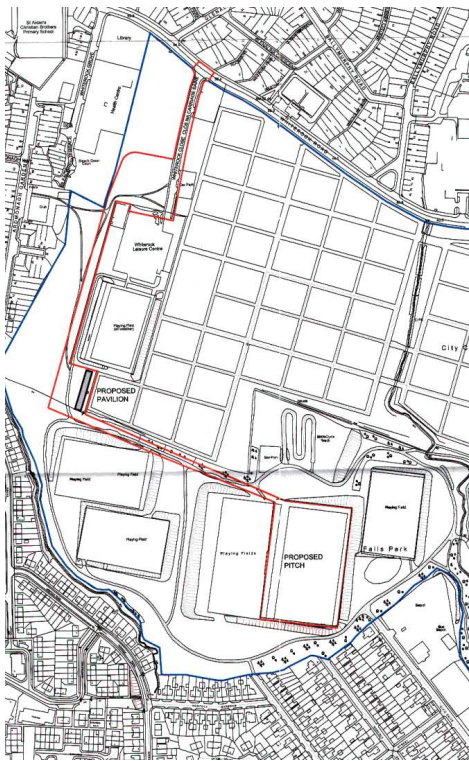
The proposal has generated 98 objections and the issues raised have been considered in the detailed case officer report and the deferral reconsideration report.

In relation to the concerns about the light spill report, Health and Environmental Services was consulted on the 14/04/2015 and is content with the findings of this report subject to conditions to ensure the implementation of the lighting design and mitigation measures and hours of operation of the floodlights.

It is recommended that the application is approved and full planning permission given.

# Case Officer Report

## Site Location Plan



<b>Consultations:</b>		
<b>Consultation Type</b>	<b>Consultee</b>	<b>Response</b>
		Non- Committal
Non Statutory	Env Health Belfast City Council	No Objection in principle
Non Statutory	Land and Resource Management	No Objection in principle
Non Statutory	NI Water - Multi Units East - Planning Consultations	No Objection subject to conditions
Non Statutory	Transport NI - Hydebank	No Objection subject to conditions
Non Statutory	NIEA: Natural Heritage	No Objection subject to condition
<b>Representations:</b>		
Letters of Support	None Received	
Letters of Objection	98	
<p><b>Summary of Issues</b></p> <p>A total of 98 letters of objection have been received. 13 of these have been submitted since the application was presented to council in April 2014.</p> <p>Additional points raised by objectors that were not raised in the original case officer's report include:</p> <ul style="list-style-type: none"> <li>• Vertical illuminances from the floodlights;</li> <li>• Increase in anti-social behaviour due to additional light from the floodlights;</li> <li>• Original light spill report is out-of-date given period of time this application has been in the system;</li> </ul>		
<p><b>Characteristics of the Site and Area</b></p> <p>The site is located within Falls Park which is characterised by informal grassed areas, playing pitches with embankments, interspersed with stands of mature trees. There are residential properties adjacent to the park boundary to the south and west of the application site.</p>		
<p><b>Planning Assessment of Policy and Other Material Considerations</b></p> <p><b><u>Addendum Report</u></b></p> <p>This application was presented to BCC Town Planning Committee on 17 April 2014 with an opinion to approve and was deferred for an office meeting to consider further information. The proposal was assessed against the Area Plan, relevant policy and issues raised by objectors. Members are directed to the full detailed planning report on the planning portal under application reference Z/2013/1293/F.</p> <p>A deferred meeting was held on 28 May 2014 and this resulted in the submission of a light spill report. Neighbours were notified and this led to further objections. The issues raised at the</p>		



deferred office meeting and in the additional objection letters were assessed in a 'Reconsideration' report dated 18/2/2014 (also available on the portal).

The application was brought back to Council on 7 January 2015 with no change of opinion. The Council agreed with the opinion to approve, however, a further objection challenging the validity of the light spill report was received before the decision to approve was issued.

The main issues for consideration in this addendum report are:

- Light Spill report (failure to consider the elevation of the pitch, vertical illuminance and impact on residential amenity as a result of light pollution)
- Increased anti-social behaviour as result of proposed flood lights

To assess the potential impact of the proposed flood lights on residential amenity, further information was requested from the applicant to ensure that the proposed floodlighting complies with PPS 8 Policy OS 7 'The floodlighting of Sports and Outdoor Recreation Facilities. A revised light spill report (dated March 2015) and accompanying drawing was submitted on 2 April 2015. Health and Environmental Services was consulted and is content with the findings of this report and has requested conditions to ensure the lighting design measures recommended in the light spill report are implemented and the flood lights are not operated after 10.00 PM.

It is considered unlikely that the operation of floodlights at the sports facility would directly result in an increase in anti-social behaviour.

**Neighbour Notification Checked**

**Yes**

**Summary of Recommendation:**

The proposal is recommended for approval subject to conditions and informatives.

**Conditions:**

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. Prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in Section 9.4 of the submitted RSK contaminated land report dated August 2013, titled '*Environmental Site Assessment and Generic Quantitative Risk Assessment*' Report No. 600705-10(00) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that gas protection measures in accordance with CIRIA C665/BS8485 Characteristic Situation 2 have been installed throughout all buildings of the proposed development.

Reason: Protection of human health

3. Prior to the operation of the development, an Artificial Light Verification report shall be submitted to Planning Service for review and approval. The report shall verify that the design measures recommended in the '*Light spill report and floodlighting scheme method statement, Falls Road, Belfast*' prepared by Delap and Waller, Project no: 25273 and accompanying drawing both dated March 2015, have been implemented and must verify that all artificial lighting connected with the development is optically controlled and directed in such a manner as to minimise light pollution from glare and spill at the closest residential receptors.

Reason: Protection of residential amenity

4. The artificial lighting hereby permitted shall not be operational between the hours of 22.00hrs and 08.00hrs.

Reason: Protection of residential amenity

5. The artificial lighting hereby permitted shall be switched off when the sports pitch facility is not in use.

Reason: To safeguard the amenity of residents in adjoining and nearby properties.

6. The artificial lighting hereby permitted shall not be used between the 1st April and 30th September in any given year.

Reason: To minimise the effects of the proposal on bats, a European protected species.

7. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03A bearing the date stamp 23 Jan 2014, prior to the commencement of any other development hereby permitted. 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 and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

8. The development hereby approved shall be not occupied until hard surfaced areas have been constructed in accordance with stamped approved drawing no 03A bearing the date stamp 23 Jan 2014 to provide adequate facilities for parking and circulating 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 that adequate provision has been made for parking.

9. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

10. The development hereby approved shall not be occupied until development drainage proposal drawings have been submitted to and approved in writing by Northern Ireland

Water Ltd.

Reason: To safeguard the site against flooding.

11. The development hereby approved shall not be occupied until the sewage disposal / drainage works have been completed to the satisfaction of Northern Ireland Water Ltd.

Reason: In the interests of public health and to safeguard the site against flooding.

<b>Falls Park</b>	<b>Ref. Z/2013/1293/F</b>
<b>Action/ Event</b>	<b>dates</b>
Application submitted to DoE Planning.	4 November 2013
Transport NI; Environmental Health; and NI Water consulted.	15 November 2013
Neighbours Notified	18 November 2013 (initial)  9 December 2013 (renotification of all neighbours plus additional neighbours – amended address)  17 December 2013 (additional neighbours notified)  14 October 2014 (objectors notified to inform them that light spill report received).  263 neighbours and objectors notified in total.  98 written objections received (Please refer to sheet, attached).
Advertised in local press (1 <sup>st</sup> and only advert).	22/11/2013
NIEA Land Resource Management consulted as advised by Environmental Health.	4 December 2013
NIEA Natural Heritage consulted	3 March 2014
DoE group recommendation to approve	April 2014
Deferred by Belfast City Council	April 2014
Office meeting with local residents and Cllr Tim Attwood acting on their behalf.	28 May 2014
Brought back to committee meeting with recommendation to approve	7 January 2015
Late objection received questioning validity of light spill report from Mr. O’Kane	22 January 2015
Revised light spill report received from applicant.	2 April 2015
Mr. O’Kane (objector) was advised that amended light spill report received. Separate complaint file contains detailed correspondence between Mr. O’Kane and planning office.	13 April 2015
Environmental Health reconsulted on receipt of amended light spill report.	14 April 2015
Environmental Health responds and is content with additional information from applicant regarding light spill report.	14 May 2015
Application presented to town planning committee with recommendation to approve	16 June 2015

Additional 13/01/2014	20/12/2013	Objection	<a href="#">Document</a>	Letter of Objection
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View</a>	Letter of Objection
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">Document</a>	Letter of Objection
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View</a>	Letter of Objection
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">Document</a>	Letter of Objection
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Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View</a>	Letter of Objection
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">Document</a>	Letter of Objection - Ms H Campbell
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View</a>	Letter of Objection - Ms B Logan
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">Document</a>	Letter of Objection - R & A Star
Additional 13/01/2014	18/12/2013	Letter of Objection	<a href="#">View</a>	Mr Campbell's objection
Additional 13/01/2014	18/12/2013	Letter of Objection	<a href="#">Document</a>	objection from 30 Norfolk Parade
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Additional 13/01/2014	18/12/2013	Letter of Objection	<a href="#">Document</a>	Mr Murray's objection
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Additional 13/01/2014	19/12/2013	Letter of Objection	<a href="#">View</a>	Ms Kane's objection
Additional 13/01/2014	19/12/2013	Letter of Objection	<a href="#">Document</a>	objection from 77 Norfolk Parade
Additional 13/01/2014	19/12/2013	Letter of Objection	<a href="#">View</a>	Mr Kelly's objection
Additional 13/01/2014	19/12/2013	Letter of Objection	<a href="#">Document</a>	objection from 35 Norfolk Parade
Additional 13/01/2014	19/12/2013	Letter of Objection	<a href="#">View</a>	Ms Wilkinsons objection
Additional 13/01/2014	19/12/2013	Letter of Objection	<a href="#">Document</a>	objection from 4 Norfolk Parade

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Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Mr J McGeown
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Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Ms A Carbery
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Ms M Gorman
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Mr S O'Kane
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Ms M Nic Sheain
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Mr J McCann
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Ms A Kernaghan
Additional 13/01/2014	20/12/2013	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - E Smyth
Additional 24/01/2014	16/01/2014	Letter of Objection	<a href="#">View Document</a>	Leann and Luke Gribbin
Additional 24/01/2014	16/01/2014	Letter of Objection	<a href="#">View Document</a>	Ms Mona Hillan
Additional 27/02/2014	10/02/2014	Letter of Objection	<a href="#">View Document</a>	Mr D Morrison and Leslie van Slyke
Additional 27/02/2014	10/02/2014	Letter of Objection	<a href="#">View Document</a>	Frances Maguire
Additional 03/03/2014	27/02/2014	Letter of Objection	<a href="#">View Document</a>	Mrs Aithne Kerrigan
Additional 03/03/2014	27/02/2014	Letter of Objection	<a href="#">View Document</a>	Mr and Mrs Malone
Additional 04/03/2014	27/02/2014	Letter of Objection	<a href="#">View Document</a>	Mrs Frances Maguire
Additional 22/10/2014	14/10/2014	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Stephen OKane
Additional 11/11/2014	30/10/2014	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - J Quinn
Additional 11/11/2014	07/11/2014	Letter of Objection	<a href="#">View Document</a>	
Additional 11/11/2014	07/11/2014	Letter of Objection	<a href="#">View Document</a>	Aine Andrews
Additional 18/11/2014	18/11/2014	Letter of Objection	<a href="#">View Document</a>	Letter of Objection - Peter Hesketh
Additional 18/11/2014	18/11/2014	Letter of	<a href="#">View</a>	Letter of Objection - P Hesketh

		Objection	<a href="#">Document</a>	
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Additional 20/11/2014	11/11/2014	Letter of Objection	<a href="#">View</a>	Mr. Stephen O'Kane
			<a href="#">Document</a>	
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			<a href="#">Document</a>	
Additional 30/03/2015	13/02/2015	Letter of Objection	<a href="#">View</a>	Mr Joe Quinn
			<a href="#">Document</a>	
Additional 30/03/2015	10/03/2015	Letter of Objection	<a href="#">View</a>	Mr Stephen O'Kane
			<a href="#">Document</a>	
Additional 13/04/2015	13/04/2015	Letter of Objection	<a href="#">View</a>	PAO Z/2013/1293/F Letter of
			<a href="#">Document</a>	Objection_20150413_15015650
Additional 24/04/2015	19/03/2015	Letter of Objection	<a href="#">View</a>	Mrs Frances Maguire
			<a href="#">Document</a>	

*\* PAO is an acronym of Planning Applications Online and refers to planning application information captured on a set of electronic forms used both by applicants via the Internet and Planning Service staff vice staff.*

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