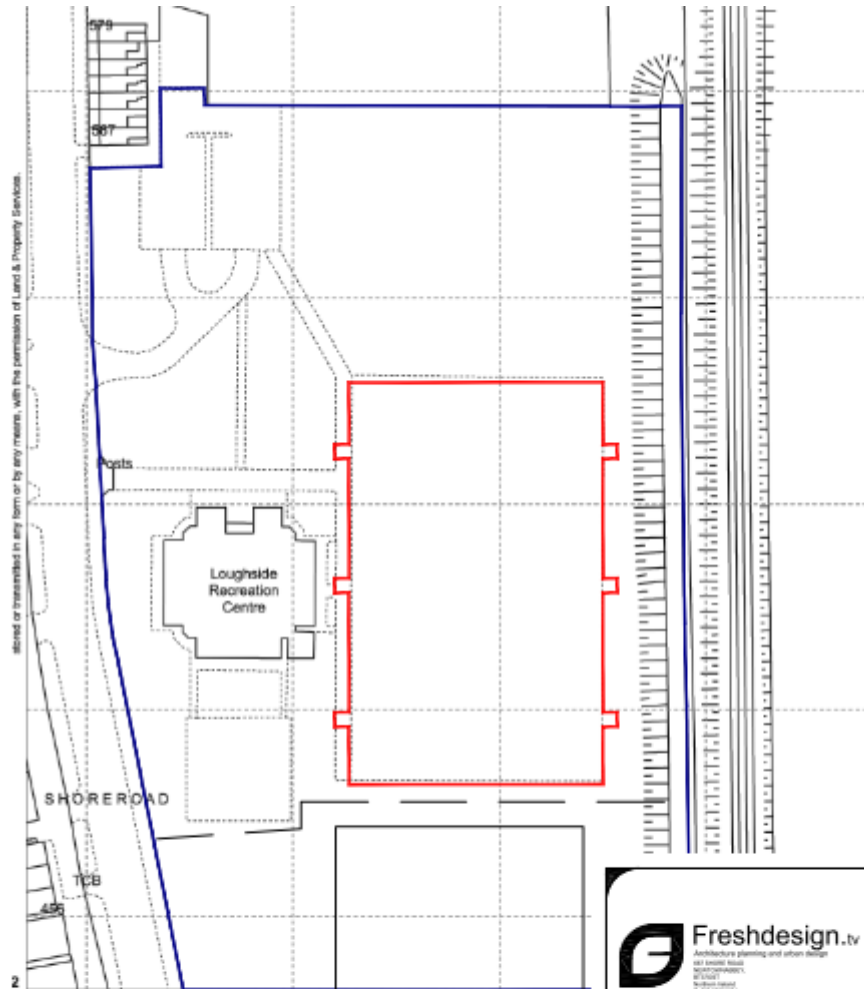


Committee Report

Development Management Report	
Application ID: LA04/2023/2665/F	Date of Committee: 18 th April 2023
Proposal: Replacement of existing all weather playing pitch with 3G pitch, new fencing, floodlights and dugouts	Location: Loughside Recreation Centre Shore Road, Belfast, BT15 4HP
Referral Route: The land of the proposal is owned by Belfast City Council.	
Recommendation: Approval	
Applicant Name and Address: Tommy Whiteside Crusaders Sport and Social Development Trust St Vincent Street Belfast BT15 3QG	Agent Name and Address: Paul Durnien Durnien Surveyors and Project managers 667 Shore road Newtownabbey bt37 0st
Executive Summary: <p>The application seeks planning permission for the replacement of the existing all weather playing pitch with a 3G pitch, new fencing, floodlights and dugouts.</p> <p>The site is located within the lands of Loughside recreation centre on the shore road. To the west of the site is the shore road with commercial and residential uses situated along it. The east boundary is defined by mature hedge/vegetation growth.</p> <p>The site is situated on lands reserved for landscape, amenity or recreation use within BUAP. The site is designated within dBMAP as an area of existing open space.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none">• Principle of development at this location;• Impact on the character and appearance of the area• Impact on residential amenity; and• Infrastructure capacity <p>There have been no objections from consultees.</p> <p>There have been no objections received from neighbours.</p> <p>Recommendation Having had regard to the development plan, relevant planning policies, and other material considerations, (pending outstanding consultation responses) it is considered that the proposal should be approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.</p>	

Case Officer Report

Site Location Plan



SITE LOCATION MAP
SCALE 1:1250



PROJECT:
UPGRADE OF EXISTING ALL WEATHER PITCH TO 3G
PITCH WITH FLOODLIGHTING, FENCING & TEAM
DUGOUTS @SHORE ROAD PITCHES, BELFAST

Project No: 23-02 Drawing Number:
LM01 - SITE LOCATION MAP

Client:
CRUSADERS SPORTS & SOCIAL DEVELOPMENT TRUST

Drawn by/ Check By: JDC/PD Date: FEB 22 Scale: 1:1250

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application seeks planning permission for the replacement of the existing all weather playing pitch with a 3G pitch, new fencing, floodlights and dugouts.
2.0	Description of Site
2.1	The site is located within the lands of Loughside recreation centre on the shore road. To the west of the site is the shore road with commercial and residential uses situated along it. The east boundary is defined by mature hedge/vegetation growth.
2.2	The site is situated on lands reserved for landscape, amenity or recreation use within BUAP. The site is designated within dBMAP as an area of existing open space.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	None relevant
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) Following the Court of Appeal decision on BMAP, the extant development plan is now the BUAP. DBMAP (both v2004 and x2014 versions) is a material consideration. The weight to be afforded to dBMAP is a matter of judgement for the decision maker. Given its advanced stage in the Development Plan process, it is considered that dBMAP (v2014) carries significant weight.
4.3	Belfast Local Development Plan Draft Plan Strategy 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 DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 of the 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 the transitional period planning authorities will apply existing policy together with the SPPS.
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	Planning Policy Statement 3: Access, Movement and Parking
4.6	Planning Policy Statement 8: Open space, sport and recreation
5.0	Statutory Consultees Responses DFI Roads- No objections
6.0	Non Statutory Consultees Responses Environmental Health- Outstanding DFI Rivers – Outstanding NIEA – No objection

7.0	Representations
7.1	The application was advertised on the 10 th March 2023 and neighbour notified on the 28 th February 2023.
7.2	No objections were received.
9.0	Assessment
9.1	It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
9.2	Principle of development and Impact on the character and appearance of the area
9.3	The principle of open space/recreational development has already been established and deemed acceptable at this location. It is considered that the character and appearance of the area would be preserved. The proposal is for an upgrade to the existing recreational facility only. Thus, there is no objection in principle to this proposal subject to the material considerations set out below.
9.4	<p>Impact on residential amenity</p> <p>Visual - The proposal is to upgrade the existing pitch to a synthetic 3G pitch with floodlighting, fencing and dugouts. The visual changes are required to upgrade, secure, extend and improve the overall use of this facility. The changes are not significant and will not have an unacceptable detrimental visual impact on the surrounding area or on the visual amenity of surrounding commercial/residential properties given that similar infrastructure already exists within the recreation centre lands.</p> <p>Policy OS 7 of PPS 8 is applicable given the inclusion of floodlighting in the proposal. It advises that floodlighting will only be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> (i) there is no unacceptable impact on the amenities of people living nearby; (ii) there is no adverse impact on the visual amenity or character of the locality; and (iii) public safety is not prejudiced. <p>With regards to the above criteria, similar floodlighting exists on the adjoining pitches. Therefore, it is considered that additional lighting will not exacerbate the existing situation. Environmental Health were consulted but have yet to respond. If any issues are received regarding material planning matters, the application will be re-presented to Planning Committee.</p> <p>Parking/Traffic</p> <p>DfI Roads were consulted and stated no objection to the proposal.</p>
9.5	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation:
10.1	Approval (pending outstanding consultation responses). Delegated authority is also requested to finalise the wording of any conditions suggested by Environmental Health.
11.0	DRAFT Conditions:
	<ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>

Informatives

1. This decision relates to the following approved drawing numbers:
03, 04, 05 and 06.

ANNEX

Date Valid	13 th February 2023
Date First Advertised	10 th March 2023
Date Last Advertised	10 th March 2023
Date of Last Neighbour Notification	28 th February 2023
Date of EIA Determination	6 th March 2023
ES Requested	No
Drawing Numbers and Title 01 – Site location Plan 02 – Existing site layout 03 – Proposed site layout 04 – Proposed elevations 05 – Proposed floodlight elevations 06 – Dugout elevations	