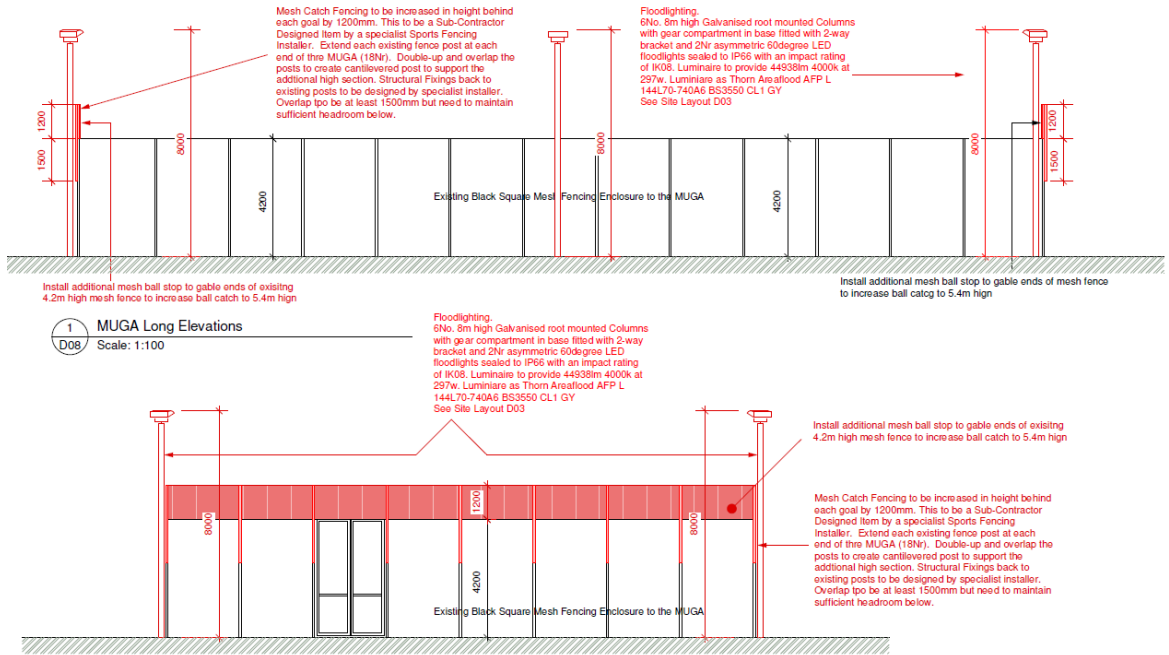


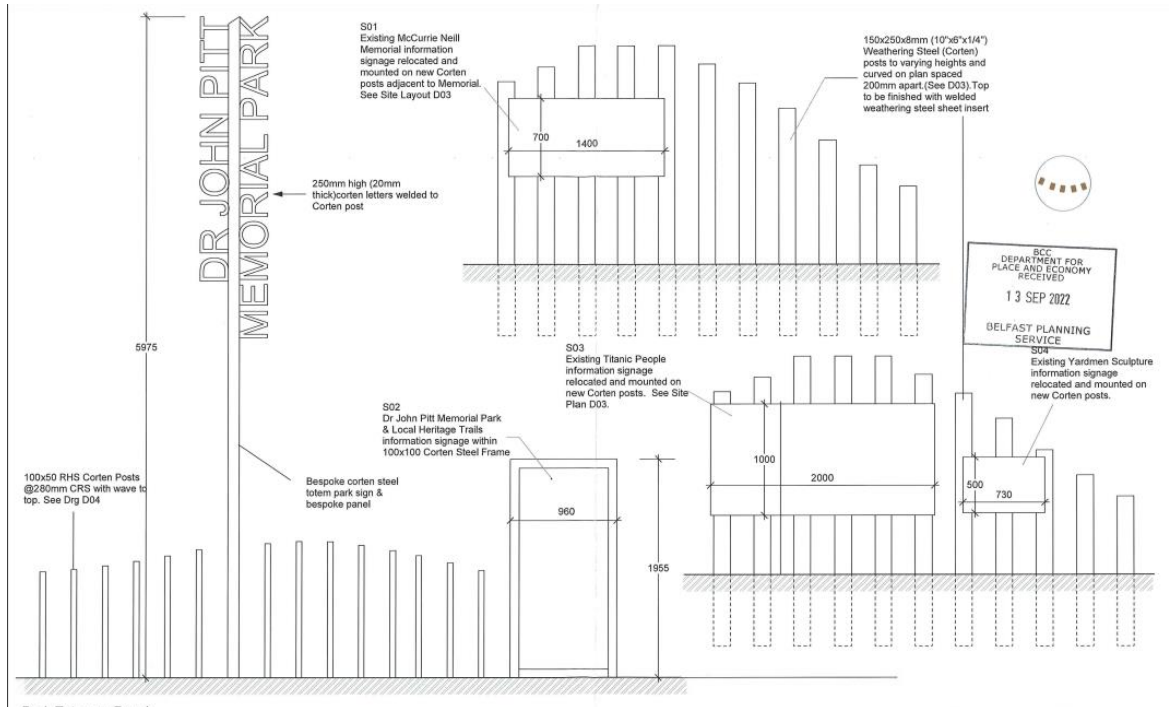
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 th June 2023	
Application ID: LA04/2022/1841/F & LA04/2022/1840/A	
Proposal: Proposed new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA (Full) & Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totum signage with park information board. (Ad)	Location: Dr Pitt Memorial Park Newtownards Road Belfast BT41BU
Referral Route: Paragraph 3.8.5 (c) of the Scheme of Delegation those in which the Council is the applicant.	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council Physical Programme Department 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: McCartan Muldoon Architects 22a Lisburn Street Hillsborough BT26 6AB
<p>Executive Summary: This application seeks full planning permission for new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA (Full) & Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totum signage with park information board. (Ad)</p> <p>The key issues are:</p> <ol style="list-style-type: none"> 1. Impact on the character and appearance of the area 2. Amenity 3. Trees <p>Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and resolve the following:</p> <ol style="list-style-type: none"> 1. Resolve any matters arising from the outstanding consultation response from Belfast City Council Trees department in the event this is not received prior to Committee. 2. Consider and resolve where appropriate, any representations received following re-notification of neighbours following an amended site layout and floodlighting elevation. 	

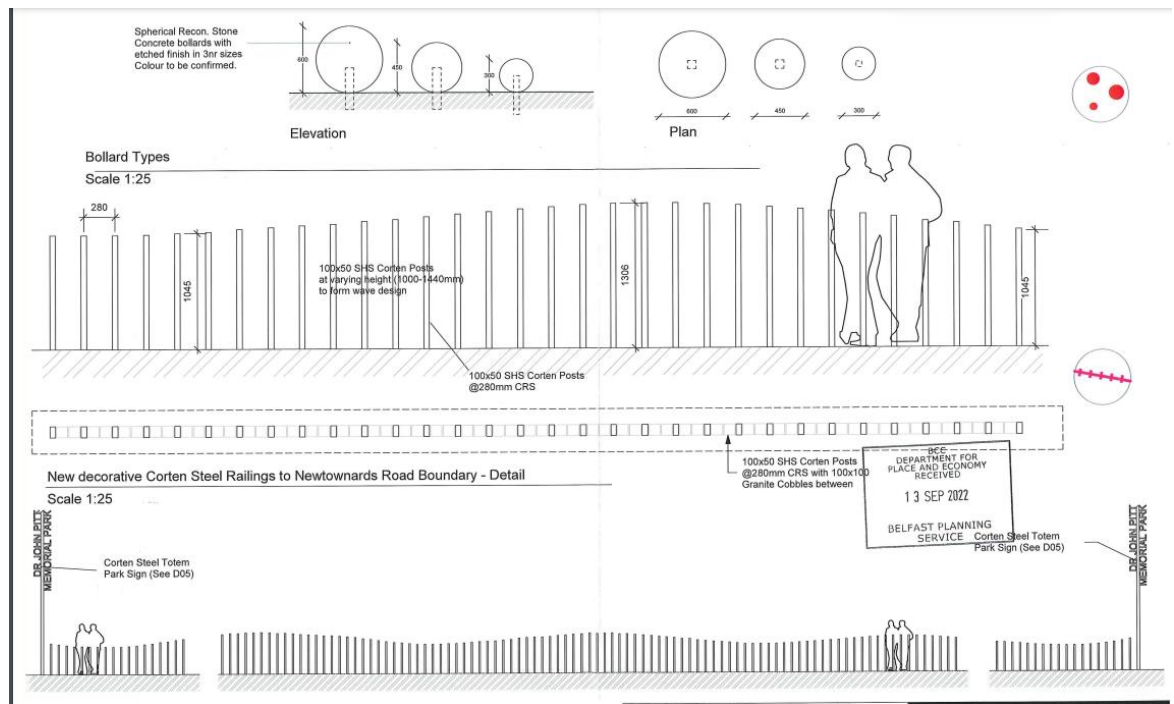
Proposed Floodlighting Elevations



Proposed Sign Elevations



Proposed Boundary Elevations



2.0	Characteristics of the Site and Area
2.1	Dr Pitt Memorial Park is located along the Newtownards Road within a predominately residential area. To the front of the site is a grassed area and soft surfaced park. A 1.2m black railing bounds the front of the site from the Newtownards Road. A multi-use games area (MUGA) exists to the rear of the site which neighbours Harland Drive.
3.0	Description of Proposal
3.1	Proposed new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA (Full) & Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totem signage with park information board. (Ad)
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Policies Developer Contribution Framework (BCC) Belfast Agenda Creating Places (DfI)

4.5	<p>Relevant Planning History</p> <p>Application Site:</p> <p>Z/2010/1470/F Bronze sculpture with granite plinth. Fence realignment and paving to allow public access around the sculpture and two up lighters for night time illumination. Approved</p> <p>Z/2008/1174/F Refurbishment of existing multi-sports pitch with a new build polymeric pitch surface with surrounding ballstop fence, built-in goals and 4no. floodlights. Approved</p> <p>Fraser Pass LA04/2016/0918/F Environmental improvements to include resurfacing of footpaths, new boundary treatments, new street lighting, new street furniture, new tree and shrub planting Approved</p> <p>LA04/2015/0548/A 1no interpretive panel fixed to railings alongside Yardmen statue Consent Granted</p>
5.0	<p>Consultations and Representations</p>
5.1	<p>Statutory Consultations</p> <p>Dfl Roads – No Objections DfC Historic Environment Division (HED) –No objections.</p>
5.2	<p>Non-Statutory Consultations</p> <p>BCC Environmental Health – No objection subject to conditions BCC Tree Officer – No objection subject to conditions</p> <p>Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p>
5.3	<p>Representations</p> <p>The application has been advertised and neighbours notified. The Council has received no representations in support and objection.</p>

6.0	PLANNING ASSESSMENT
	<p data-bbox="277 230 660 266">Development Plan Context</p> <p data-bbox="153 297 1465 427">6.1 Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p data-bbox="153 465 1465 562">6.2 Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p data-bbox="153 600 1465 835">6.3 The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p data-bbox="153 869 1465 936">6.4 Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.</p> <p data-bbox="153 969 1465 1238">6.5 Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p data-bbox="277 1272 660 1308">Relevant Planning Policies</p> <p data-bbox="153 1339 1465 1375">6.6 The following policies in the Plan Strategy are relevant to consideration of the application.</p> <p data-bbox="277 1406 979 1574">Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP4 – community cohesion and good relations Policy SP5 – positive placemaking Policy SP8 – green and blue infrastructure network</p> <p data-bbox="277 1608 734 1675">Policy SD1 – Settlement hierarchy Policy SD2 – Settlement Areas</p> <p data-bbox="277 1709 802 1776">Policy OS1 – Protection of Open Space Policy OS7 – Floodlighting</p> <p data-bbox="277 1809 549 1845">Policy TRE1 - Trees</p> <p data-bbox="277 1877 1082 1912">Policy BH4 – Works to grounds affecting built heritage assets</p> <p data-bbox="277 1944 798 1980">Policy DES4 – Advertising and signage</p> <p data-bbox="153 2000 268 2038">6.2</p> <p data-bbox="277 2000 437 2038">Key Issues</p>

The key issues are:

- Impact on the character and appearance of the area
- Amenity
- Trees

6.3

Character and Appearance of the Area

The current boundary treatment to the front of the park along the Newtownards Road is a 1.2m high black railing, this is to be removed and replaced with decorative Corten steel railings which will measure approximately 1.2m and form a wave design effect. The existing railings to the left of the memorial garden which are currently 1.8m are to be removed and replaced with a mix of spherical bollards, trees and decorative Corten posts which will have a reduced height that what already exists. The existing 1.2m railing to the west of the site which bounds Fraser Pass is to be removed to open up the area. To the rear of the park a new boundary treatment of spherical concrete bollards is proposed at Harland Drive, these will be in three different sizes ranging from 0.6m-0.3m and will not create any impact due to being minor in size and scale. Overall the new boundary works on the site will not impact on the character and appearance of the area due to having a high quality design and being an appropriate height and scale for the site. The park will be redesigned with new openings from the Newtownards Road along with areas of stone paving and a reconfigured play park. It is considered that the redesign of the park will enhance its appearance and is considered acceptable. Floodlight is proposed to the existing MUGA to the rear of the site. Six light columns are proposed which will measure approximately 8m in height, they will be set a sufficient distance back from the Newtownards Road and therefore will not harm the character and appearance of the area. The increase of 1.2m to the mesh catch fencing to the MUGA is considered a minor increase which will not create any detrimental impact.

6.4

Amenity

Belfast City Council Environmental Health department was consulted on the proposed floodlighting due to the close proximity of nearby residents and following the submission of a light spill assessment report are content with the proposal subject to conditions. Conditions relate to operation times of the floodlighting and Lux limits. Policy OS7 – Floodlighting states that council will only support the development of floodlighting where there is no unacceptable impact on the amenities of people living nearby, public safety is not prejudiced and visual amenity or character of the locality or natural and built heritage interests is not impacted. It is considered that the proposal complies with Policy OS7. It is considered that the new boundary treatments and improvement works within the site will not impact amenity due being minor in scale. DFI roads was consulted and offered no objections. HED was also consulted due to a nearby listed building and considered the application poses no greater demonstrable harm to the setting of the listed building.

6.5

Trees

Belfast City Council Trees department has been consulted and have no objections to the proposal subject to conditions. The existing street trees which offer visual amenity will not be impacted through the proposal, a condition will be added so that they are appropriately protected. There are approximately 35-37 proposed trees to be planted throughout the proposal, a condition will be added to ensure a landscaping scheme has been submitted and approved by the Council prior to commencement of development to establish planting locations, species choice and planting size.

6.6	<p>Advertisement Consent</p> <p>Advertisement consent application LA04/2022/1840/A is associated with the full planning application. It is considered that the relocation of the existing signage at the Memorial Garden and Yardmen Sculpture is required to accommodate for the new boundary treatments within the park and is acceptable. The new Corten Totum signage and park information board present a good design quality which will respect the setting of the park and will not impact on amenity. The signs will not be digitalised or illuminated and therefore will not prejudice road safety or the convenience of road users. DFI roads were consulted as part of the advertisement application and offer no objection.</p>
7.0	<p>Recommendation</p>
7.1	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p>
7.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.</p>
<p>CONDITIONS:</p> <p>LA04/2022/1841/F</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The design and installation of the artificial flood lighting scheme associated with the hereby permitted development shall not exceed the vertical illuminance (Lux) limits for Environmental Zone 3. as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2021, at the windows of the nearest residential habitable rooms. Reason: Protection of residential amenity 3. The artificial floodlighting shall not operate between the hours of 11pm and 7am. Reason: Protection of residential amenity. 4. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. Reason: In the interests of visual amenity. 5. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective 	

fencing must remain in place until all work is completed and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands

6. No development (site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all trees, hedgerows and other planting which are to be proposed - details to include planting locations, species choice and planting size.

Reason: In the interests of the character and appearance of the area. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.

7. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA.

LA04/2022/1840/A

1. The advertisements hereby permitted must be erected within five years from the date of this consent.

Reason: To avoid accumulation of unimplemented consents.

2. The advertisements hereby approved shall not be erected or retained other than in the position shown on the approved plans.

Reason: In the interest of local amenity and public safety

INFORMATIVES:

LA04/2022/1841/F & LA04/2022/1840/A

1. This decision relates to the following approved drawing numbers: 01, 03, 04, 05a, 06 (Full)
01, 03, 04, 05a (Ad)
2. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to the contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
3. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
4. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you may be required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in

possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Department for Infrastructure Section Engineer whose address is Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.

5. All construction plant and materials shall be stored within the curtilage of the site
6. 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 roadside drainage is preserved and does not allow water from the road to enter the site.

ANNEX

Date Valid	03/10/2022
Date First Advertised	14/10/2022

Details of Neighbour Notification (all addresses)

7 Harland Walk, Belfast BT4 1BD
 96c Newtownards Road, Belfast BT4 1GW
 92c Newtownards Road, Belfast BT4 1GW
 9 Harland Walk, Belfast, BT4 1BD
 92a Newtownards Road, BT4 1GW
 94b Newtownards Road, BT4 1GW
 94 Newtownards Road, BT4 1GW
 94c Newtownards Road, BT4 1GW
 94a Newtownards Road, BT4 1GW
 92b Newtownards Road, BT4 1 GW
 96a Newtownards Road, BT4 1GW
 92 Newtownards Road, BT4 1GW
 96B Newtownards Road, BG4 1GW
 9 Harland Drive, BG4 1BJ
 7 Harland Drive, BT4 1BJ
 11 Harland Drive, BT4 1BJ
 3 Harland Drive, BT4 1BJ
 5 Harland Drive, BT4 1BJ
 13 Harland Drive, BT4 1BJ
 8 Harland Drive, BT4 1BJ
 11 Harland Close, BT4 1BW
 12 Harland Drive, BT4 1BJ
 10 Harland Drive, BT4 1BJ
 9 Harland Close, BT4 1BW
 13 Harland Close, BT4 1BW
 3 St Patricks Walk, BT4 1AZ
 23 St Patricks Walk, BT4 1AZ
 5 St Patricks BT4 1AZ
 11 St Patricks BT4 1AZ
 27 St Patricks Walk, BT4 1AZ

13 St Patricks Walk BT4 1AZ
29 St Patricks Walk, BT4 1AZ
21 St Patricks Walk, BT4 1AZ
9 St Patricks Walk, BT4 1AZ
25 St Patricks Walk, BT4 1AZ
15 St Patricks Walk, BT4 1AZ
17 St Patricks Walk, BT4 1AZ
19 St Patricks Walk, BT4 1AZ
7 St Patricks Walk, BT4 1AZ
2 Harland Close, BT4 1BW
1 St Patricks Walk, BT4 1AZ
7 Harland Close, BT4 1BW
6 Harland Drive, BT4 1BJ
1a Fraser Pass, BT4 1BP
4-6 Bryson Street, BT4 1AB
149 Newtownards Rd, BT4 1AB
147 Newtownards Rd, BT4 1AB
145 Newtownards Rd, BT4 1AB
Flat 1, 139 Newtownards Rd, BT4 1AB
Flat 3, 139 Newtownards Rd, BT4 1AB
119 Newtownards Rd, BT4 1AB
117 Newtownards Rd, BT4 1AB
141a Newtownards Rd, BT4 1AB
121 Newtownards Rd, BT4 1AB
Flat 2, 139 Newtownards Rd, BT4 1AB
131 Newtownards Rd, BT4 1AB
125 Newtownards Rd, BT4 1AB
137 Newtownards Rd, BT4 1AB
129 Newtownards Rd, BT4 1AB
141-143 Newtownards Rd, BT4 1AB
133 Newtownards Rd, BT4 1AB
127 Newtownards Rd, BT4 1AB
2-6 Bryson Street, BT5 4ES
151 Newtownards Rd, BT4 1AB
135 Newtownards Rd, BT4 1AB
123 Newtownards Rd, BT4 1AB
4 Harland Close, BT4 1BW
5 Harland Close, BT4 1BW
4 Harland Drive, BT4 1BJ