

## Committee Application

Development Management Report	
<b>Committee Meeting Date:</b>	15 <sup>th</sup> August 2023
<b>Application ID:</b>	LA04/2021/2772/F
<b>Proposal:</b>	Upgrading of sports facilities to include construction of new clubhouse changing room block, new floodlighting, fencing and ball stops, 2 no spectator grandstands (206 persons per stand), 3G goalkeeper training area, dug-outs, turnstiles, associated maintenance infrastructure, landscaping, and parking facilities.
<b>Location:</b>	Clarendon Playing Fields, 29 Somerdale Park, Belfast BT14 7HD.
<b>Referral Route:</b>	1. Major development. 2. Belfast City Council has an estate in the land.
<b>Recommendation:</b>	Approval with conditions
<b>Applicant Name and Address:</b>	Clarendon Playing Fields 29 Somerdale Park Belfast BT14 7HD
<b>Agent Name and Address:</b>	Paul Durnien 667 Shore Road Newtownabbey BT37 0ST
<p><b>Executive Summary:</b></p> <p>The application seeks full planning permission for the erection of a clubhouse building in addition to supporter stands, turnstile structures, 3G training area, ball-stop fencing, pitch side fencing and floodlighting around/next to the main pitches, additional parking, and other minor works. It is subject to time limited grant funding from various sources, to allow and secure the delivery of the proposals and associated community benefits.</p> <p>Key Issues are:</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location</li> <li>• Impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Impact on transport and other infrastructure</li> <li>• Drainage &amp; Flood Risk</li> <li>• Ecological impacts</li> <li>• Representations</li> <li>• Developer Contributions</li> <li>• Pre-community consultation</li> </ul>	

The Council has received 3 representations, summarised in the main report. Revised information was submitted to clarify various details and the application re-advertised and further neighbour notification undertaken. The notification period for comments expires on 21<sup>st</sup> August 2023.

No objections have been received from consultees, including a very recent response from Environmental Health which offers no objection subject to conditions.

The application is reported to the Committee before the Neighbour Notification re-consultation period ends due to an external grant funding deadline for the project.

The proposal is considered compliant with relevant policies and will not adversely impact on amenity of adjacent residents/landowners.

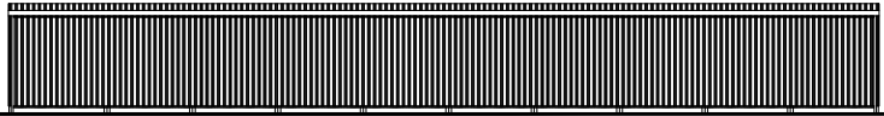
Having regard to the policy context and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended.

It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any further issues which might arise.

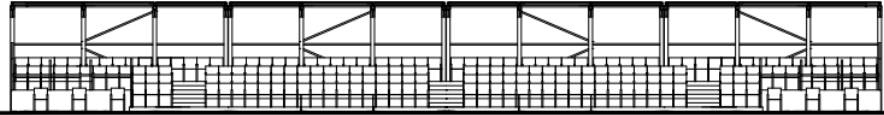
Full details of this application including the application form, relevant drawings, consultation responses and any representations received are available to view at [www.planningsystemni.gov.uk](http://www.planningsystemni.gov.uk)



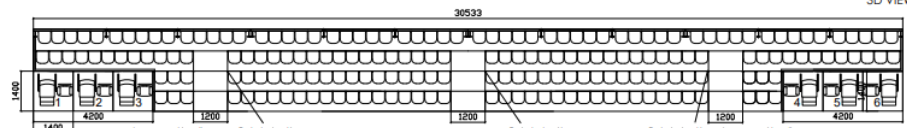
SPECTATOR SEATING TO PITCHSIDE



REAR ELEVATION SCALE 1:100



FRONT ELEVATION SCALE 1:100



SEATING PLAN SCALE 1:100

As per green guide section 12.22, all gangways should be 1400x400mm to allow space for one helper per wheelchair space to allow side to a fixed or removable seat.

Contrast colour strip on the leading off all gangways.

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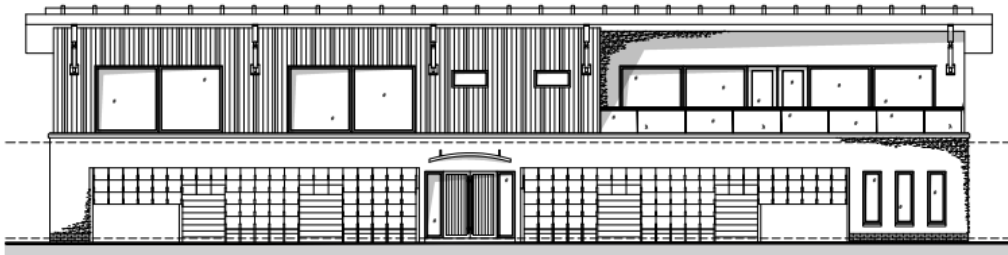
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As per green guide section 12.22, all gangways should be 1400x400mm to allow space for one helper per wheelchair space to allow side to a fixed or removable seat.

Audience seating comply with part 19 to provide an wheelchair spaces.

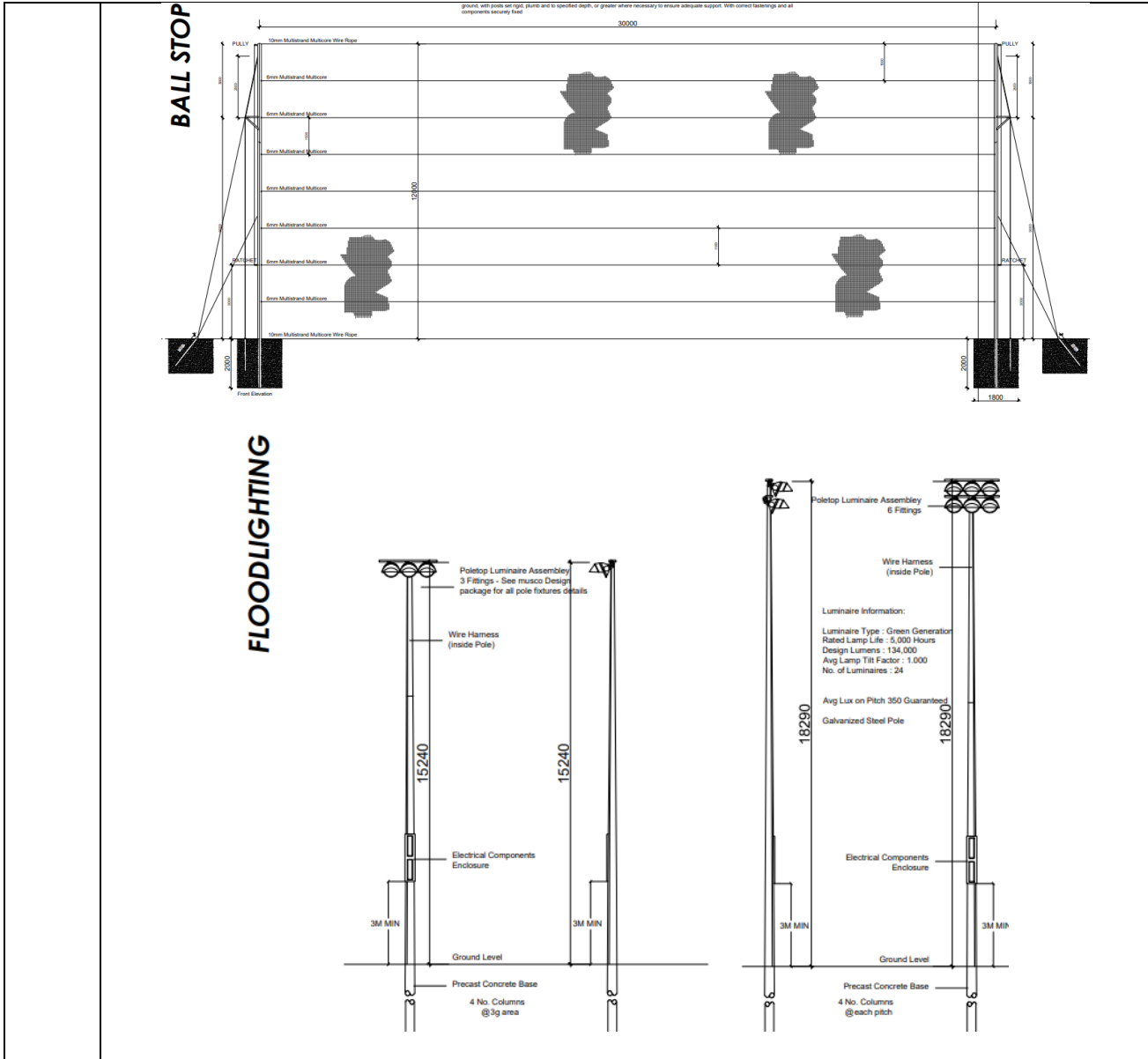


PROPOSED PITCH SIDE ELEVATION



PROPOSED GABLE ELEVATION

- Finishes:
- ROOF: CURVED KINGSPAN INSULATED ROOF PANEL GREY
  - WALLS: OFF WHITE RENDER WITH TREATED TIMBER CLADDING TO FIRST FLOOR AS SHOWN ON ELEVATIONS BRICK PLYTH TO BASE OF WALLS.
  - WINDOWS: ALUMINUM DOUBLE GLAZED - GREY
  - DOORS: HARDWOOD SOLID TIMBER
  - RAMP: ALUMINUM BRICKS



1.0	<b>Characteristics of the Site and Area</b>
1.1	The application site is located at Clarendon Playing Fields at Somerdale Park, off the Crumlin Road. It is owned by Belfast City Council. The site comprises two soccer pitches and a 3G synthetic pitch. There are also several single storey buildings located close to the site entrance and frontage. The topography of the site is broadly level with areas of trees around the site boundaries. However, the site sits at a lower level than neighbouring properties to the east.
1.2	Clarendon Park is located adjacent to the site to the west and north, with dwellings to the northeast and a bowling club to the east. There is a park and woodlands to the west and north.
2.0	<b>Description of Proposal</b>
2.1	The application seeks full planning permission for the upgrading of sports facilities to include construction of new clubhouse changing room block, new floodlighting, fencing and ball stops, 2 no spectator grandstands (206 persons per stand), 3G goalkeeper

	training area, dug-outs, turnstiles, associated maintenance infrastructure, landscaping, and parking facilities.
<b>3.0</b>	<b>Planning Assessment of Policy and Other Material Considerations</b>
3.1	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035
3.2	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.3	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.4	<b>Other Policies / Material considerations</b> Developer Contribution Framework (BCC) Belfast Agenda
3.5	<b>Relevant Planning History</b>  Application Number: Z/2001/2743/F Decision: Permission Granted Decision Date: 25 April 2002 Proposal: Construction of new sports/changing pavilion and associated site works including provision of car parking facilities and alterations to access (Amended description).  Application Number: LA04/2021/1390/PAN Decision: PAN Concluded Decision Date: 15 June 2021 Proposal: Upgrading of existing sports facilities to include new floodlighting, fencing and ball stops, changing facilities, 3G goalkeeper training area and associated maintenance infrastructure and parking provision.
<b>4.0</b>	<b>Consultations and Representations</b>
4.1	<b>Statutory Consultations</b>  DfI Roads – No objection subject to conditions NI Water – No objection subject to conditions DAERA NIEA – No objection subject to conditions Rivers – No objections Historic Environment Division – no objections NIE – no objections
4.2	<b>Non-Statutory Consultations</b> BCC Environmental Health – no objections subject to conditions Shared Environmental Services (SES) – No objections subject to conditions
4.3	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

<p>4.4</p>	<p>same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p> <p><b>Representations</b></p> <p>The application has been advertised and neighbours notified. The Council has received 3 representations raising the following issues (summarised):</p> <ol style="list-style-type: none"> <li>1. Query on height of retaining wall;</li> <li>2. Proximity of retaining wall to neighbouring properties;</li> <li>3. Query window positions of clubhouse;</li> <li>4. Loss of privacy from clubhouse windows;</li> <li>5. Query height and dimensions of clubhouse;</li> <li>6. Health and safety issues due to proximity of domestic oil tanks to clubhouse;</li> <li>7. Query if sufficient space for cleaning and maintenance from retaining wall;</li> <li>8. Access for emergency vehicles;</li> <li>9. Number of floodlights and their location;</li> <li>10. Seating capacity of the stands and if seating on retaining wall;</li> <li>11. Will frequency of night-time matches increase / finishing time? Impact on amenity;</li> <li>12. Will clubhouse be licenced?</li> <li>13. Clubhouse will block of view and daylighting to neighbouring existing dwellings;</li> <li>14. Loss of property values;</li> <li>15. Clubhouse should be relocated away from adjacent houses;</li> <li>16. Impact on natural environment and wildlife;</li> <li>17. Antisocial behaviour.</li> </ol> <p>4.5</p> <p>Revised information was submitted to clarify details with the proposal and the application was re-advertised and neighbour notification undertaken. The notification period for comments expires on 21<sup>st</sup> August 2023. The application is reported to the Committee before the re-consultation period ends due to an external grant funding deadline for the project.</p>
<p><b>5.0</b></p>	<p><b>Assessment</b></p>
<p>5.1</p>	<p>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>5.2</p>	<p>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>5.3</p>	<p>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. Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.</p>

5.4	<p><b>Proposals Maps</b></p> <p>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>
5.5	<p>The site is within open space in dBMAP v2004, and Open Space and Local Landscape Policy Area BT109 in dBMAPv2014. It is “Lands Zoned for Landscape Amenity or Recreation use” within the BUAP.</p>
5.6	<p><b>Relevant Planning Policies:</b></p> <p>Policies in the Plan Strategy relevant to the application include the following:</p> <p>Policy CI1 – Community Infrastructure  Policy DES1 – Principles of urban design  Policy DES2 – Masterplanning approach for Major development  Policy TRAN 2 – Creating an Accessible Environment  Policy TRAN 3 – Transport Assessment  Policy ENV1 – Environmental Quality  Policy ENV2 – Mitigating Environmental Change  Policy ENV3 – Adopting to Environmental Change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable Drainage Systems (SuDS)  Policy SP2 – Sustainable Development  Policy SP3 – Improving Health and Wellbeing  Policy SP5 – Positive Placemaking  Policy GB1 – Green and Blue Infrastructure Network  Policy OS1 – Protection of Open Space  Policy OS5 – Intensive Sports Facilities  Policy NH1 – Protection of Natural Heritage Resources  Policy LC1 - Landscape</p>
5.6	<p>The key issues for the assessment of the application are summarised below.</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location</li> <li>• Impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Impact on transport and other infrastructure</li> <li>• Drainage &amp; Flood Risk</li> <li>• Ecological impacts</li> <li>• Representations;</li> <li>• Pre-community consultation;</li> <li>• Developer Contributions</li> </ul>



	<b>The principle of the development at this location</b>
5.7	<p>The proposal comprises a number of elements associated with the existing playing fields including a clubhouse, spectator stands, floodlighting, car parking and ancillary works. Policy CI1 of the Plan Strategy supports the improvement of facilities subject to no 'unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements for access...' Therefore, there is policy support for improvement of existing facilities subject to detail considerations set out later in the report.</p>
5.8	<p>The proposal is acceptable having regard to Policy OS1 of the Plan Strategy in that the sports facility is within the settlement limits and the proposal relates to retention and enhancement of the facility. It is therefore considered that the proposal is deemed to have no adverse impact on the sporting potential of the facility. There is no loss of open space, rather an alteration / enhancement of its existing facilities. A small area of the site will be changed to facilitate improved parking facilities, however, it is not considered that this will adversely impact the function or setting of the open space and Local Landscape Policy Area. The principle of development is therefore considered acceptable.</p> <p><i>Detailed elements</i></p>
5.9	<p>The proposal includes a clubhouse building in addition to supporter stands, turnstile structures, ball-stop fencing, pitch side fencing and floodlighting around/next to the main pitches and additional parking. It is subject to time limited grant funding from various sources, to allow and secure the delivery of the proposals and associated community benefits.</p>
5.10	<p>The clubhouse is the largest of the proposed buildings and 2 storeys in height. It is of monopitch design with a ridge height of approximately 7.5 metres at the highest point, reducing to 6.2 m eaves height to the rear elevation. It is approximately 28.7m in length and 10.2m in depth. Changing facilities are located at the ground floor, with an office, committee room, kitchen and toilets at first floor. Spectator seating for 178 seats and 5 disabled spaces is also included to the front elevation. It is finished mostly in render with timber detailing to part of the first-floor elevation, with a curved grey panel roof. The building is located approximately 23.6 metres at the closest point to the nearest neighbouring dwelling, 5 Abbeydale Court to the northwest.</p>
5.11	<p>There are two 200-seater spectator stands proposed, which include 6 spaces for wheelchair users giving a capacity of 206 persons per stand. These structures are located roughly centrally within the site, oriented toward adjacent grass pitches. They are approximately 4m in height to the height point, 30.5m in length and 2.9m in depth and 68m to the nearest dwelling at 4 Abbeydale Court. They are finished in black cladding.</p>
5.12	<p>A 3G synthetic pitch playing surface and boundary surface for a training area is proposed. This is 40m in length and 15m in width, with associated fencing.</p>
5.13	<p>Two floodlighting types/heights are proposed, 18.29m and 15.24m. Four floodlights are proposed adjacent to each grass pitch, with a further four around the proposed goalkeeper training area. Turnstile structures are single storey and finished in render. Proposed fencing is 1.2m in height. Ball stop net fencing is proposed at the western end of both exiting grass pitches. These structures are 12m in height and 30m in length.</p>

5.14	<p><b>Impact on the character and appearance of the area</b></p> <p>The proposed clubhouse and other structures are sited as such that public views will be restricted. The land rises to the east, with a significant difference in levels of approximately 5m between the finished floor level and the eastern site boundary. The topography, coupled with mature trees around the site boundaries will screen public views of the clubhouse and other structures. The other buildings are single storey and will also largely be screened from public views. The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. There will be limited public views of the proposed 3G goalkeeper training pitch, ball-stop fencing, fencing and associated structures; the design of these structures will also result in limited visual impacts. Allowances under permitted development are also a significant consideration in relation to the pitch-side fencing. In summary, the proposal would not have an adverse impact on the character and appearance of the area, or landscape.</p> <p><b>Impact on amenity</b></p>
5.15	<p>The application has attracted objections on grounds that the proposal would detrimentally impact on amenity due to noise and light disturbance. Policies CI1, ENV1, OS5 and OS7 requires consideration of these issues. Policy OS5 requires that '<i>...there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated.</i>'</p>
5.16	<p>In assessing these impacts, consultation has been undertaken with Environmental Health who have reviewed noise and lighting assessments submitted by the applicant. Environmental Health's final response has recently been received, offering no objection to the proposal subject to conditions.</p>
5.17	<p>It is considered that the proposal would not detrimentally impact on amenity through noise or light disturbance. The floodlighting spill information confirms that lighting at the closest residential properties will be 0-1lux at the eastern site boundary. According there will be no adverse impact from the floodlighting. A verification report is necessary to confirm proposed lux levels have been achieved by a negative planning condition. In relation to noise, the proposal seeks to improve existing facilities and evidence provided indicated that the usage of the pitches is not proposed to be significantly revised from current arrangements. The applicant states that:</p> <ul style="list-style-type: none"> <li>• April to August – no increase in usage as grass pitches closed for work and to recover.</li> <li>• September to March – no increase in usage on 3G, grass pitches up to 6 games, no more on a Thursday night 6pm to 8.30pm and one Grass pitch at a time never them both together.</li> <li>• We will not permit training on the Grass pitches as it would destroy them. The 3G is sufficient for all training needs.</li> </ul>
5.18	<p>The applicant further states that they are '<i>trying to future proof the facility to meet IFA intermediate and senior football changes that are coming in the next few years. Some of their proposals are intermediate grounds must have changing in close proximity, fencing, lighting and spectator facilities. We see very little increase in use of the facility especially at night.</i>'</p>

5.19	It is considered that separation distances to existing residential properties will assist in mitigating noise impacts, and based on the evidence provided noise levels will not significantly increase.
5.20	Further mitigation is recommended through restriction of operating hours of the floodlighting by planning condition to 9pm and clubhouse to 10pm, in line with the usage details provided to ensure no adverse noise impacts from the proposals on nearby residential properties.
5.21	The building will not adversely impact the amenity of neighbouring existing dwellings as it is sited at a lower level and accordingly overshadowing and loss of privacy/overlooking issues will not occur.
5.22	All other elements of the proposal will not adversely impact on the amenity of adjacent properties due to the separation distances from the location of the proposed structures.
<b>Transport and other Infrastructure</b>	
5.23	Objections have been received in relation to transport related issues. DfI Roads has been consulted on this application to advise on these and other transport matters.
5.24	Policies OS5, TRAN2 and TRAN6 relates to transport considerations. The proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking.
5.25	The proposal includes an increased parking area to facilitate an additional 31 spaces (19 spaces existing) and vehicle access path 4.2m in width for maintenance and emergency vehicle access.
5.26	DfI Roads has considered the proposal and has no objection. It has considered all representations received in relation to these issues. Accordingly, the proposal is acceptable in terms of traffic, parking and access considerations and therefore in accordance with the relevant transport policies in the Plan Strategy.
<b>Drainage and Flood Risk</b>	
5.27	A Drainage Assessment and associated information was submitted for consideration. A Schedule 6 consent to discharge 92.68l/s to the Forth River has been granted by DfI Rivers, who have been consulted along with NI Water (NIW). These consultees have referred to the previous policy considerations (Planning Policy Statement 15), in their consultation responses. The equivalent policies in the Plan Strategy i.e., ENV4 and ENV5 essentially repeat the PPS15 requirements as per the SPPS.
5.28	DfI Rivers and NIW are satisfied subject to conditions and it is therefore considered that the proposal complies with policy and no adverse impact on drainage and flood risk will occur.
<b>Ecological and Environment Impacts</b>	
5.29	Policies ENV2, ENV3, and ENV4 relate to environmental resilience and associated impacts. The application site is in close proximity to Upper Forth River Site of Local Nature Conservation Importance (SLNCI) which is hydrologically linked to Inner Belfast Lough Area of Special Scientific interest (ASSI), Belfast Lough Special Protection Area

	(SPA) and Ramsar Site. This site contains hedgerows and is in close proximity to a river which are Northern Ireland Priority Habitats (NIPH).
5.30	DAERA NIEA, Natural Environment Division (NED) and Shared Environmental Services have considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions. BCC parks and Landscape have also been consulted and have no specific objections to the proposals. Accordingly, it is not considered that the proposal will adversely impact on protected species or habitats.
5.31	<p>Given the longevity of the planning application which was submitted in 2021, it is considered that energy conservation and climate resilience measures can be secured by appropriate conditions.</p> <p><b>Representations:</b></p>
5.32	<p>The following detailed issues have been raised by third parties and are considered below:</p> <ol style="list-style-type: none"> <li>1. <i>Query on height of retaining wall;</i> The height of the wall is indicated on revised plans as between 1.2-1.8m.</li> <li>2. <i>Proximity of retaining wall to neighbouring properties;</i> The retaining wall is approximately 7.2m at the closest point to the site boundary, approximately 25m to the nearest dwelling rear elevation. It is sited at a lower level than neighbouring properties and no adverse impacts are likely.</li> <li>3. <i>Query window positions of clubhouse and Loss of privacy;</i> Shown on the submitted plans. No adverse amenity likely due to clubhouse at a lower level. Proposed first floor windows are limited in size and relate to toilets and a landing. Views to adjoining properties will be obscured by boundary treatments.</li> <li>4. <i>Query height and dimensions of clubhouse;</i> Set out in above report.</li> <li>5. <i>Health and safety issues due to proximity of domestic oil tanks to clubhouse;</i> Not sufficiently critical to make the proposal unacceptable. Health and safety are subject to a separate legislative framework.</li> <li>6. <i>Query if sufficient space for cleaning and maintenance from retaining wall;</i> Adequate space is provided.</li> <li>7. <i>Access for emergency vehicles;</i> DfI Roads have raised no objections in relation to this issue.</li> <li>8. <i>Number of floodlights and their location;</i> Assessment set out above concluded details are acceptable.</li> <li>9. <i>Seating capacity of the stands and if seating on retaining wall;</i> No seating proposed on retaining wall.</li> <li>10. <i>Will frequency of night-time matches increase / finishing time. Impact on amenity;</i></li> </ol>

	<p>Considered above – supporting information indicates no significant intensification.</p> <p>11. <i>Will clubhouse be licenced?</i> No bar facilities indicated on floorplans and not included within proposal description accordingly no associated issues are applicable. Moreover, licensing is subject to a separate regime outside of planning.</p> <p>12. <i>Clubhouse will block of view and daylighting to neighbouring existing dwellings;</i> Considered above – levels difference and boundary planting will result in no unacceptable impacts in relation to these issues.</p> <p>13. <i>Loss of property values;</i> This is not a material consideration.</p> <p>14. <i>Clubhouse should be relocated away from adjacent houses;</i> Siting considered acceptable in above assessment.</p> <p>15. <i>Impact on natural environment and wildlife;</i> Considered above. No adverse impacts likely taking account of responses from DEARA and SES.</p> <p>16. <i>Antisocial behaviour.</i> This is matter for the relevant authorities and outside the scope of this planning application. It is for the Council as landowner and police to effectively manage the park and ensure compliance with relevant public order legislation / regulations.</p> <p><b>Developer Contributions</b></p>
5.33	<p>Due to the community nature of the proposal and associated benefits, it is not considered that developer contributions are necessary or appropriate in this case.</p> <p><b>Pre-Community Consultation</b></p>
5.34	<p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.</p>
5.35	<p>Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
<b>6.0</b>	<b>Summary of Recommendation: Approval with conditions</b>
6.1	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission should be approved.</p>
6.2	<p>It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any further issues which might arise.</p>

**7.0****DRAFT CONDITIONS**

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 works hereby approved shall not be carried out unless in accordance with the approved Tree Protection Plan. The measures set out in the Tree Protection Plan shall remain in place until the completion of the construction.  
Reason: To safeguard existing tree(s) in the interests of visual amenity.
3. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.  
Reason: To ensure the continuity of amenity afforded by existing trees.
4. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.  
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.
5. All hard and/or soft landscaping works [delete if not appropriate] shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Planning Authority. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Planning Authority. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].  
Reason: In the interests of the character and appearance of the area.
6. All external facing and roofing materials shall be carried out as specified on the approved plans.  
Reason: In the interests of the character and appearance of the area.
7. No development shall proceed beyond sub-floor construction until the wastewater network engineering solution to mitigate the downstream foul capacity issues is approved in writing by Council in consultation and agreement with NI Water.  
Reason: To ensure a practical solution to sewage disposal from this site.
8. No part of the development hereby permitted shall become operational until the approved wastewater network engineering solution to mitigate the downstream foul capacity issues has been delivered and first verified in writing with the Council. The engineering solution shall be retained and operated in accordance with the agreed arrangements.  
Reason: To ensure a practical solution to sewage disposal from this site.

9. All lighting shall be carried out and operated in accordance with Revised Floodlighting plans uploaded to the NI planning portal on the 27th January 2023, with less than 1 lux on boundary vegetation.

Reason: To protect local bat populations

10. A suitable buffer of at least 10m must be maintained between the location any refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc and any watercourses or surface drains present onsite or adjacent to the site.

Reason: To protect Northern Ireland priority habitats and Upper Forth River SLNCI, Inner Belfast Lough Area of Special Scientific interest (ASSI), Belfast Lough Special Protection Area (SPA) and Ramsar Site.

11. Once a contractor has been appointed, a Method of Works Statement (MOS) shall be submitted to the Council for approval, at least 8 weeks prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment. The development shall be carried out in accordance with the agreed arrangements and no variations shall be implemented without the prior agreement of the Council in writing.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

12. Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design, suitable maintenance and management procedures and compliant with Annex D of PPS 15 must be submitted to and agreed with the Council in writing. The development shall be carried out in accordance with the agreed arrangements, which shall be retained thereafter, and no revisions shall be implemented without the prior agreement of the Council in writing.

Reason – To safeguard against flood risk to the development and elsewhere.

13. The floodlighting hereby approved shall only be operational between the hours of 07.00hrs and 21.00hrs Monday to Friday, only between the hours 08.00 to 21.00 on a Saturday, and only between the hours 10.00 to 21.00 on a Sunday or public holiday.

REASON: In the interests of residential amenity.

14. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

15. No development shall be operational until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

REASON: To ensure acceptable parking facilities on the site.

16. Prior to commencement of development of the new club house or spectator stands, details of energy efficiency and climate resilience measures relating to the

	construction of those buildings shall be submitted to and approved in writing by the Council. Those buildings shall not be constructed unless in accordance with the approve details. REASON: In the interests of climate resilience and mitigation.
	<b>Case Officer Signature:</b>  <b>Date:</b> 09 August 2023
	<b>Appointed Officer Signature:</b>  <b>Date:</b> 09 August 2023