



Development Management Officer Report Committee Application

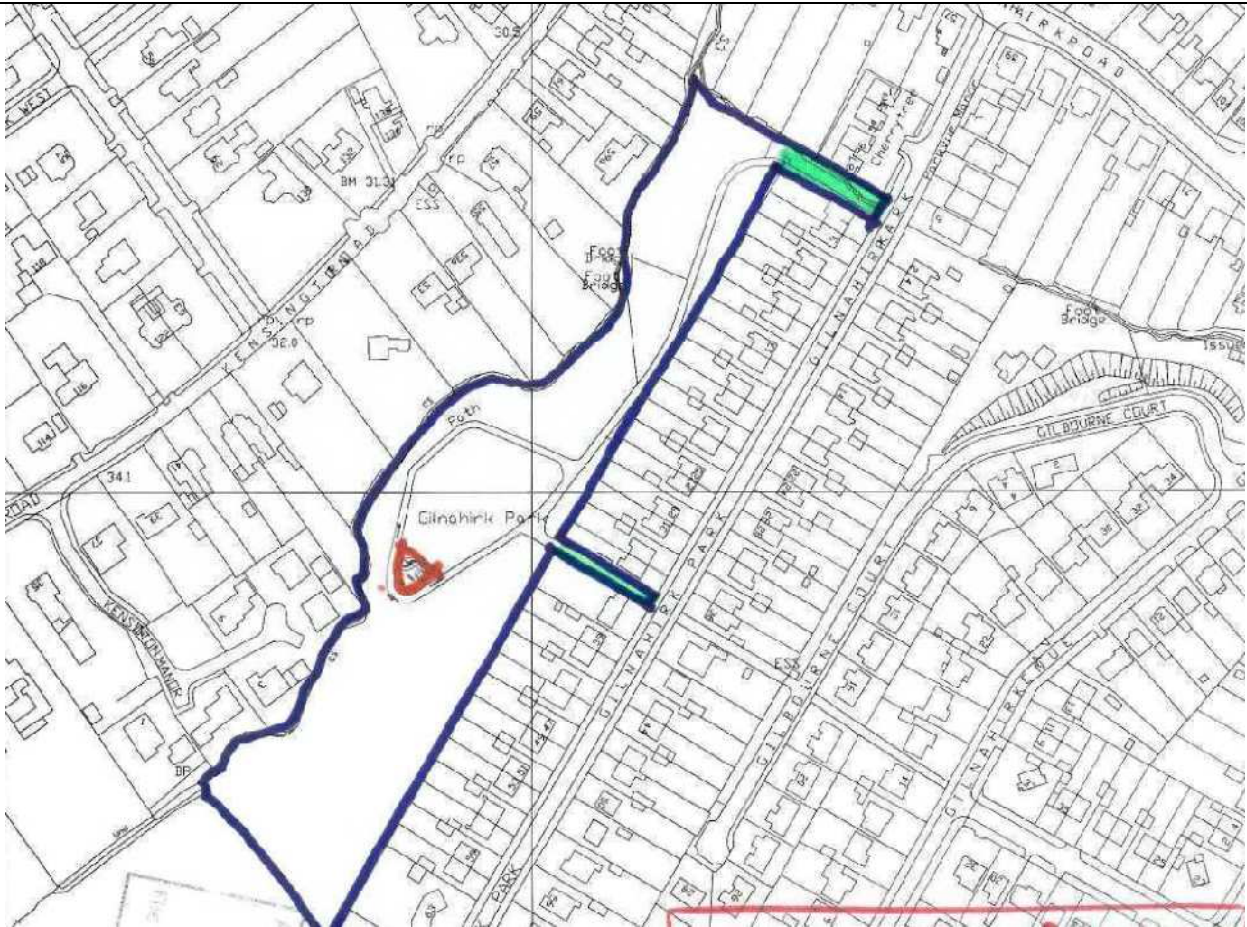
Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Y/2015/0019/F	Target Date:
Proposal: Play area including a range of low level equipment bounded by 1.2m high steel railings	Location: 75m due west of 37 Gilnahirk Park Gilnahirk BT5 7DE
Referral Route: Committee – Applicant is Castlereagh Borough Council and the site is now within the ownership of Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Castlereagh Borough Council Bradford Court Upper Galwally Castlereagh BT8 6RB	Agent Name and Address:
<p>Executive Summary: This application seeks Full planning permission for a children's playpark and 1.2m metal railings. The main issues to be considered are:-</p> <p>Compliance with Planning Policy</p> <p>The site falls within a local landscape policy area and within an existing area of open space and recreation as zoned within the development plan. The proposed was assessed against the relevant policies PPS1 General Principles, PPS3 Access, Movement and Parking and PPS8 Open space, sport and recreation and is considered in compliance with these policies.</p> <p>Views of Consultees</p> <p>Consultees Environmental Health, Rivers Agency and Transport NI offered no objections to the proposal.</p> <p>Representations</p> <p>There were 27 letters of objection received with regard to parking and highway safety, the necessity of the proposal, rubbish, flooding and prior refusal of housing within the vicinity.</p> <p>The principle of the playpark is an acceptable land use appropriate within an existing area of park land / open space. Bins have been provided within the proposal therefore militating against potential litter and rubbish disturbance. The proposal comprises a small portion of approx 150sqm and therefore will not significantly impact upon the fluvial Q100 flood zone.</p> <p>Given the residential nature of the area, the existing area of open space and the modest scale of</p>	

what is proposed it is considered that it will not result in any significant adverse impacts.

It is recommended that the application is approved.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	Rivers Agency	No Objection
Statutory	NI Transport - Hydebank	Add Info Requested
Non Statutory	Env Health Castlereagh Borough Council	No Objection

Representations:

Letters of Support	None Received
Letters of Objection	27
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Consultees Environmental Health, Rivers Agency and Transport NI have no objections to the proposal in terms of noise, disturbance, litter, flooding and traffic progression and parking.

Characteristics of the Site and Area

The site comprises a portion of an existing Park located off Gilnahirk Park, Castlereagh, Belfast. The Park is linear in nature sited between Gilnahirk Park, Gilnahirk Road and Kensington Road and accessed from Gilnahirk Park.

The site is located within the Development Limits of Belfast as stated in the Belfast Metropolitan Area Plan 2015 and falls within an Existing Recreation and Open Space and Shannon Park Local Landscape Policy Area. The area is medium density residential in nature with the surrounding dwellings along Gilnahirk Park adjoining the south-eastern boundary of the Park and the northern boundary formed by adjoining residential properties along Kensington Road.

Planning Assessment of Policy and Other Material Considerations

Assessment

Principle of development

The principle of a playpark is an acceptable land use at this location as this development would not result in the loss of existing open space or land zoned for the provision of open space as the use remains the same.

Policies

Belfast Urban Area Plan 2001
 Belfast Metropolitan Area Plan 2015
 Planning Policy Statement 1 - General Principles
 Planning Policy Statement 3 - Access, Movement and Parking
 Planning Policy Statement 8 - Open space, Sport and outdoor recreation - OS1
 Protection of open space

Representations

27 Objections received
 Main points:-
 Parking and highway safety
 Already over-crowding with cars
 No facility to accommodate cars
 Narrow road
 Unnecessary as already play parks and neighbours have large gardens
 Rubbish at Tullycarnet
 Concerns of flooding due to low lying topography
 Town houses refused within the vicinity

Visual Impact and Design

The character of the area is defined by the public viewpoints from which the proposal is visible. The proposed play area is sited to the midpoint of an existing park and measures approx 150sqm. The proposed railings measure 1.2m in height, range of play equipment and associated bins and seats have minimal visual impact and are appropriate given the character of the site as an existing area of open space and recreation. Rivers Agency has been consulted and has no objection from a drainage or flood risk perspective.

Noise and disturbance

Environmental Health who are the statutory regulator for such matters have no objections to the proposal. Details of bins have been provided which will mitigate concerns regarding possible rubbish and litter.

Traffic/Parking

Objections have been received regarding parking and safety from local residents, given the narrow nature of the streetscape and existing over-crowding. Transport NI initially sought that the applicant demonstrates that this proposal will not impact upon parking or impede traffic flow. However it is considered that due to the relatively small scale of the area to be used (approx 150sqm), few pieces of play equipment proposed (approx six) and existing character of the area as open space that this proposal would have minimal impact. Given the residential nature of the surrounding area it is thought that many of the patrons will arrive on foot.

Consultations

Roads Service replied no objections
 Environmental Health replied no objections
 Rivers Agency replied no objections

Council Notification expired
 Advertising expired
 Neighbour Notification expired

Recommendation

Approval

Neighbour Notification Checked

Yes

Summary of Recommendation:

I have considered all material considerations including comments from consultees and representations from objectors and an approval is recommended.

Conditions:

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

Reason: Time Limit.

Signature(s)

Date:

ANNEX	
Date Valid	15th January 2015
Date First Advertised	6th February 2015
Date Last Advertised	
Details of Neighbour Notification 100 Neighbours were notified	
Date of Last Neighbour Notification	24th February 2015
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title Drawing No's 01, 02 & 03	