



## Belfast City Council

<b>Report to:</b>	Town Planning Committee
<b>Subject:</b>	Response to proposals to redevelop Casement Park
<b>Date:</b>	17th October 2013
<b>Reporting Officer:</b>	Keith Sutherland, Urban Development Manager, ext 3478
<b>Contact Officer:</b>	Michael McKenna, Urban Development Officer. ext 2551

<b>1</b>	<b>Relevant Background Information</b>
1.1	Belfast City Council was officially consulted in July 2013 by the Department of Environment (DoE) Strategic Planning Division on an application for planning permission to redevelop Casement Park which is receiving funding as part of the DCAL Regional Stadium Programme.
1.2	The application for redevelopment of Casement Park is being considered under Article 31 - Major Planning Applications, and proposes to provide a 38,000 seated capacity GAA Stadium, comprising: demolition of the existing facilities; construction of new pitch and stands, incorporating bar/restaurant and ancillary kitchen areas, conference, training and community facilities, including handball courts, ancillary offices, player accommodation and welfare facilities, press/media and broadcast facilities; replacement floodlighting, stadium/event management suite, ground support facilities including electronic display installations, facilities associated with ground maintenance; enhanced access arrangements; coach parking; underground car parking; remediation/replacement of site boundaries; hard and soft landscaping.
1.3	In addition to the technical response provided by Council's Health and Environmental Services Department the Council will submit a Corporate response to the planning application. A draft response is included in Appendix 1 for Members' consideration.
1.4	The GAA Casement redevelopment proposal forms part of the ongoing DCAL Regional Stadium Programme to support the redevelopment of Ravenhill (rugby); Windsor Park (football) and Casement (Gaelic Games).
<b>2</b>	<b>Key Issues</b>
2.1	The remaining stadium upgrade proposals (Casement Park and Windsor Park) are identified in the draft Masterplan as priority projects for neighbourhood areas that will

	<p>have a citywide impact due to the potential for transformational and beneficial effects that extend beyond the local area to the city region.</p>
2.2	<p>The stadium projects are considered important for the city's international profile and for the development of sporting infrastructure for the whole community. They also provide the opportunity, if properly planned, to have major positive regenerative impacts on their host neighbourhoods.</p>
2.3	<p>In March 2013 Strategic Policy and Resources Committee, in the context of proposals for adjacent BCC leisure facilities (Olympia Leisure Centre at Windsor and Andersonstown Leisure Centre at Casement), committed to the Council working to maximise the wider community and regeneration benefits of the stadium investment.</p>
2.4	<p><i>Deputations</i> The Council has engaged with the applicant and with residents groups regarding this application. In early September 2013 the West Area Working Group (AWG) received a presentation from the GAA. In October 2013 the Town Planning Committee received deputations from the GAA, and from the local residents group – the Mooreland and Owenvarragh Residents Association (MORA).</p>
2.5	<p>At these meetings a number of issues were highlighted including the concerns of neighbouring residents; actions by the applicant to address concerns; proposals for wider engagement with schools; the potential for community involvement in event management; the inclusion of residents in the governance structure; the need to ensure community benefits; and future business opportunities.</p>
2.6	<p>This response takes into account the comments in the context of existing policy, including key Council documents.</p>
2.7	<p>The Council recognises that the combined stadia programme offers huge opportunity for city development and regeneration and the redevelopment of Casement Park is a major investment (£76 million) offering significant opportunities for this part of the city. The high levels of social and economic deprivation in the surrounding neighbourhoods highlights the need to ensure the capital investment is delivered alongside wider regeneration initiatives that increase opportunities for economic activity and address local opportunities.</p>
2.8	<p>It is considered that the stadium development alongside other sport, leisure and community projects in the wider area, including the planned redevelopment of the Council's Andersonstown Leisure Centre, could have an impact on improving the health and well-being of this part of the City through coordinated health awareness programming and the possibility of enhanced participation in sport.</p>
2.9	<p>The Council welcomes the planned investment into this part of the city, however, we acknowledge the ongoing issues raised and encourage further engagement to address the identified issues where possible. The Council has the opportunity to work with the GAA, communities, and statutory agencies to help ensure that this project, if it obtains planning approval, is delivered in a manner that maximises the benefit for the City but particularly the wider Andersonstown area.</p>
2.10	<p>The continuation of formal engagement between the applicant and MORA is essential to ensure the issues arising from the consultation and future operations are considered. Whilst the revised approach to the stadium design is acknowledged, there should be further consideration of the design details and finishes to ensure the potential for adverse impacts from the stadium are minimised for local communities.</p>

2.11	<p><b>Recommendations</b></p> <p>To ensure the proposed development maximises the social, leisure, economic and environmental benefits and effectively minimises adverse impacts, particularly in relation to those issues identified by the residents, it is therefore suggested that, if the Department is minded to approve this application, it should address the following issues:</p> <ul style="list-style-type: none"> <li>• Ensuring design and material finishes minimise the potential for adverse impacts on adjoining properties</li> <li>• Event management arrangements are robust and formal processes agreed to ensure participation and effective planning</li> <li>• The need for an agreed structure for event planning ensuring shared governance and access to Council / other required facilities</li> <li>• Ensuring an active frontage on the Andersonstown Road</li> <li>• General access to parking facilities outside of match days</li> <li>• The contribution to broader regeneration and leisure plan for the wider area</li> <li>• The opportunity for local procurement for services and ongoing supply chain opportunities</li> <li>• The establishment of a management structure with local representation</li> </ul>
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<b>3</b>	<b>Resource Implications</b>
3.1	No revenue cost associated with the request

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no specific Equality and Good Relations Considerations attached to this report.

<b>5</b>	<b>Recommendations</b>
5.1	Members are requested to consider the content of the proposed draft response to the Casement Park Planning Application, as set out in Appendix 1, and if appropriate endorse this as the formal response to the Department of the Environment.

<b>6</b>	<b>Decision Tracking</b>
6.1	Submission of an agreed response following consideration and agreement of the Committee.

<b>7</b>	<b>Key to Abbreviations</b>
	GAA – Gaelic Athletics Association DoE – Department of Environment DCAL – Department for Culture Arts and Leisure

<b>8</b>	<b>Documents attached</b>
	Appendix 1: Belfast City Council response to Casement Park Planning Application Appendix 2: Submitted Health & Environmental Services Response

## Appendix 1

### Redevelopment of Casement Park– planning application Z/2013/0685/F

#### Draft Consultation Response

#### STRATEGIC IMPACT NOTE

1.	Introduction
	<p>Belfast City Council was officially consulted in July 2013 by the Department of Environment (DoE) Strategic Planning Division on an application for planning permission to redevelop Casement Park. The application submitted by Ulster GAA proposes to provide a 38,000 seated capacity GAA Stadium, comprising: demolition of the existing facilities; construction of new pitch and stands, incorporating bar/restaurant and ancillary kitchen areas, conference, training and community facilities, including handball courts, ancillary offices, player accommodation and welfare facilities, press/media and broadcast facilities; replacement floodlighting, stadium/event management suite, ground support facilities including electronic display installations, facilities associated with ground maintenance; enhanced access arrangements; coach parking; underground car parking; remediation/replacement of site boundaries; hard and soft landscaping.</p> <p>This document provides Belfast City Council’s Corporate response to the planning application and should be considered alongside the Council’s technical response (attached) which has been previously submitted to the DoE by our Health and Environmental Services Department.</p> <p>The Council has engaged with the applicant and with residents groups regarding this application. In early September 2013 the West Area Working Group (AWG) received a presentation from the GAA. In October 2013 the Town Planning Committee received deputations from the GAA, and from the local residents group – the Mooreland and Owenvarragh Residents Association (MORA).</p> <p>At these meetings a number of issues were raised with the Committee including the concerns of neighbouring residents in relation to the potential impacts: the steps which had been taken to alleviate those issues; wider engagement to include work with schools; inclusion of residents in the governance structure/ event management; the need to ensure community benefits and business opportunities.</p> <p>This response takes into account the comments from all parties as well as the local and City-wide context, including key Council documents, in relation to the proposed stadium</p>

	redevelopment.
<b>2.</b>	<b>Value of Regional Sport &amp; Cultural Assets</b>
	<p>The Belfast Masterplan, which is currently under review and out for public consultation, outlines the Council’s vision and development agenda for the city. The draft document identifies the Casement Stadium development (along with the Windsor Park stadium development) as one of six projects that will have a citywide impact due to their capacity to have transformational and beneficial effects that extend beyond the local area to the city region.</p> <p>The stadium projects are considered important for the city’s international profile and for the development of sporting infrastructure for the whole community. They also provide the opportunity, if properly planned, to have major positive regenerative impacts on their host neighbourhoods.</p> <p>These redeveloped sporting facilities will also form part of the wider tourism, leisure and event infrastructure and could support the development of a range of neighbourhood and business services through the procurement and operation of the facilities. The Council wants to ensure that the regeneration benefits of this public investment in sporting facilities are maximised for the city, however, the emphasis is on the developments being designed properly taking full account of the potential physical, social and economic impacts.</p> <p>The proposed development offers the prospect of being able to pilot innovative arrangements within Andersonstown and the wider area for the development of services, facilities, amenities, cultural and sporting infrastructure that will strengthen the appeal of this location. Central to this will be collaborative working to develop a shared vision for this area with cognisance of the other sport and leisure proposals in the greater Andersonstown area in order to deliver a greater local impact. As part of this the Council would emphasise the importance of sustained and meaningful engagement with local communities.</p>
<b>3.</b>	<b>Wider Regeneration &amp; Community Benefit</b>
	<p>The Council recognises that the combined stadia programme offers huge opportunity for city development and regeneration. Shortly after the DCAL announcement of funding the Council commissioned Deloitte to look at the potential for wider regeneration impacts that could be achieved through the Stadia developments.</p> <p>This study identified direct opportunities from the Casement and Windsor developments,</p>

such as increased visitor numbers, employment in leisure/ construction and an improved experience for watching live sports. The report also identified the potential for much wider regeneration benefits achieved through off-site investments such as the provision of complementary facilities in the areas and enhanced connectivity for the stadia and their surrounding areas.

Key points from the Deloitte report include:

- the stadium developments could provide the stimulus for further developments with associated economic and social benefits
- the development of Windsor Park and Casement Park have the potential to improve the economic and social conditions within the local areas and contribute to improving the quality of the lives for people within the local communities.
- that wider regeneration could have a positive impact on the health and wellbeing of the surrounding communities as well as supporting economic regeneration through new employment, training and skills development opportunities.

The redevelopment of Casement Park represents a major investment offering significant opportunities for this part of the city. The high levels of social and economic deprivation in the surrounding neighbourhoods highlights the need to ensure the capital investment is delivered alongside wider regeneration initiatives that increase opportunities for economic activity and address local opportunities.

#### Leisure Transformation

The Council has agreed a Leisure Transformation Programme that considers the redevelopment of the leisure estate including the Andersonstown Leisure Centre which lies in close proximity to Casement Park. As the Andersonstown Leisure Centre development progresses, complementarity with the proposed Casement redevelopment and planned leisure provision developments in the wider area is essential. The Council would request that clarity is provided in terms of the accessibility of the proposed community and leisure provision in the Stadium, particularly the leisure facilities (handball courts etc) and any other informal leisure uses. This is important in order to avoid duplication or unnecessary competition between community and leisure provision, existing and proposed, for the wider area.

There is a need to consider the proposals for development in the vicinity of the stadium as

well as the opportunities for local businesses through the procurement of contracts and supply chain possibilities. There are a number of sport & leisure related proposals in the local area that should be considered including:

- Potential improvements to Donegal Celtic Football Club;
- Leisure provision related to De La Salle College
- Improvements of Patrick Sarsfields GAC and Rossa GAC
- The opportunity to enhance provision of North Link playing fields; and
- The Andersonstown Leisure Centre redevelopment

It is considered that the stadium development alongside other sport, leisure and community projects in the wider area can have an impact on improving the health and well-being of this part of the City through the opportunity for coordinated activity and health awareness programming supported by the potential for enhanced participation in sport.

The Council welcomes the planned investment into this part of the city, however, we acknowledge the ongoing issues raised and encourage further engagement to address the identified issues where possible.

Belfast City Council is prepared to work with the GAA, communities, and statutory agencies to help ensure that this project, if it obtains planning approval, is delivered in a manner that maximises the benefit for the City but particularly the surrounding Andersonstown area.

**4. Transport & Travel**

The Masterplan and Council Transport Policy provides us with a coherent and aspirational vision for development of transport across Belfast. This seeks to support the sustainable economic development of Belfast City as a key connected and regional asset. There is, in our view, a need to ensure that the redevelopment of Casement Park does not result in unacceptable impacts upon the local transport network. The Council supports the proposed use of sustainable modes of transport proposed in the Event Management Plan particularly where this will minimise the impact of the private car on surrounding business and residential areas when the stadium is in use.

The Council acknowledge the potential congestion that will arise when the stadium is being accessed by larger audiences and we would support the use and promotion of

	<p>sustainable modes of transport to facilitate access.</p> <p>The Council would welcome a clear process for event planning to ensure coordination and agreed access to Council or other facilities that are planned to be utilised to support parking provision as part of the event access planning.</p> <p>There should be clarity in relation to the general use or access to the proposed stadium parking provision during non-match days to support the existing provision or the surrounding commercial centre. The final event access planning should also address issues highlighted by DRD in their comments.</p> <p>It is worth noting that the Bus Rapid Transit scheme is proposed to travel along the Andersonstown Road and will be able to serve the stadium, however, we appreciate that the timing of Rapid Transit and the stadium redevelopment, if approved, do not currently align.</p> <p><u>Design Issues</u></p> <p>We welcome the proposed new active frontage and focus on main point of access from the Andersonstown Road. The proposed redevelopment of the Council’s Andersonstown Leisure Centre site offers further opportunities to contribute towards the local commercial area.</p> <p>In the context of the deputations from the residents the Council would encourage that formal engagement between the applicant and MORA is resumed to ensure clarity in respect of the proposal and that the issues arising from the consultation and future operations are considered. The Council acknowledge the revised approach to the stadium design, however, there should be further consideration of design solutions and finishes to minimise the adverse impacts of the stadium for local communities. For the Andersonstown Road frontage the Council would support the introduction of an active frontage along the full length to encourage community access/use and contribute to the local commercial vitality on a year-round basis.</p>
<b>5</b>	<b>Local Community benefit</b>
	<p>The public sector financial support for the stadia programme is based on the delivery of a range of sustainable economic, social, equality and environmental returns. The Council is keen to explore the opportunities for community benefit arising both from the stadium</p>



itself and in relation to the potential for improvements in the wider area that could help secure the returns sought from the DCAL investment.

Community access should be addressed as a key consideration for the GAA proposal. This has been raised by elected Members and communities and is vital to the success of the stadium development, if approved.

The planning application outlines almost 2,000 sq metres of community space, including the proposed café. The detail of the access and use proposed for this space should be provided as part of the application and agreed before any permission is granted. The Council propose to redevelop the Andersonstown Leisure Centre and we are aware of a number of developments potentially taking place in the wider area (see section 3) that, if considered in tandem with the stadium offering, could help provide a complementary community leisure provision in the area and an enhanced range of facilities.

It is anticipated that the stadium could create 1,500 jobs locally and could attract match audiences of up to 38,000, contributing almost £15 million to the Belfast economy annually and make a city wide impact.

Looking beyond the stadium site itself the Council is keen to see the potential for the community benefits of the stadium development to be invested in the wider area. Should the stadium obtain planning approval the Council would be willing to engage with DCAL, the GAA, and the surrounding communities with the aim of maximising the community benefit of the stadium in the context of a broader plan for the area.

#### Partnership & Resource Sharing

It is stressed that the Council is committed to working with the GAA and other government departments and statutory agencies to ensure that the development has a wide and positive regenerative impact on the city. We will support and participate in the development of any wider regeneration plans.

In developing the Masterplan, the Council has reflected the commitment to the strategic importance of the identified investments in the city. The Council are committed through a series of policies and programme vehicles to working in a collaborative partnership with the sports organisations and government agencies to ensure that the community, city, economic and environmental benefits are maximised.

The continued engagement is important through continued involvement of the Council, and local representatives, the community facilities workshops.

This should be linked to the formalisation of future governance arrangements including a range of stakeholders.

	<p>The wider regeneration potential of the stadium project, alongside other development opportunities, could impact positively on the health and wellbeing of surrounding communities and could support economic regeneration / employability opportunities through programmes targeting training, skills development and business opportunities. In this context year-round access to the community facilities is essential.</p>
<b>6</b>	<b>Conclusions</b>
	<p>In conclusion, Council welcome the ambitious proposal as identified in the Masterplan as part of the investment in the infrastructure of the City. Fundamental to the success of the development, the Council noted some concerns especially in terms of community engagement, links to the local infrastructure, transport, parking and access to services / amenities.</p> <p>To ensure the proposed development maximises the social, leisure, economic and environmental benefits and effectively minimises adverse impacts, particularly in relation to those issues identified by the residents, it is therefore suggested that, if the Department is minded to approve this application, it should address the following issues:</p> <ul style="list-style-type: none"> <li>• Ensuring design and material finishes minimise the potential for adverse impacts on adjoining properties</li> <li>• Event management arrangements are robust and formal processes agreed to ensure participation and effective planning</li> <li>• The need for an agreed structure for event planning ensuring shared governance and access to Council / other required facilities</li> <li>• Ensuring an active frontage on the Andersonstown Road</li> <li>• General access to parking facilities outside of match days</li> <li>• The contribution to broader regeneration and leisure plan for the wider area</li> <li>• The opportunity for local procurement for services and ongoing supply chain opportunities</li> <li>• The establishment of a management structure with local representation</li> </ul> <p>This is in addition to the conditions and informatives recommended in the previously submitted technical response attached.</p>

## Appendix 2 – Submitted Health & Environmental Services Response

ST/NG/253286  
Z/2013/0685/F

Ms Suzanne McCreesh  
3318

8<sup>th</sup> August 2013

Mr Simon Kirk  
Strategic Planning Division  
Millennium House  
2<sup>nd</sup> Floor  
17-25 Great Victoria Street  
Malone Lower  
Belfast  
BT2 7BN

Dear Mr Kirk,

### **RE: LANDS AT 88-104 ANDERSONSTOWN ROAD, BELFAST BT11 9AN Z/2013/0685/F – REDEVELOPMENT OF CASEMENT PARK**

The proposed stadium redevelopment involves the demolition of existing site facilities and the construction of a new pitch and stands to create a 38,000 capacity seated GAA stadium. In addition to the development of the stadium, the proposal will include ancillary accommodation such as offices, bar/restaurant areas, corporate facilities, press/media accommodation and community facilities.

The proposed Casement Park redevelopment is situated on a main arterial route in a mixed commercial/residential area. The development site is bounded by residential premises on three sides – Owenvarragh Park, Owenvarragh Gardens, Mooreland Park and Mooreland Drive.

This consultation response considers the proposed Casement Park stadium redevelopment in terms of noise impact, air pollution, ambient air quality, contaminated land and general amenity.

It is noted that the Department has applied Article 31 of the Planning (NI) Order to the abovementioned planning application. Belfast City Council's position on this planning application will be established following consideration by the Town Planning Committee and ratification at full Council. The Council's corporate response will follow in due course

The following documents have been submitted to the Environmental Protection Unit of Belfast City Council for consultation:

1. RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.
2. RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume II: Planning drawings, figures, photomontages and design and access statement*, dated June 2013.
3. RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume III: Appendices*, dated June 2013.

The Environmental Health Department's Environmental Protection Unit has reviewed the submitted Environmental Statement and associated documentation for the stadium redevelopment planning application. The Unit's technical responses concerning the submitted Environmental Statement and associated documents are contained within Appendix 1-3 of this document.

**APPENDIX 1 – Contaminated Land Risk Assessment**  
**APPENDIX 2 – Air Quality Impact Assessment**  
**APPENDIX 3 – Noise Impact and Artificial Lighting Assessments**

On the basis of the environmental information submitted and in the event that planning permission is granted for the proposed Casement Park Stadium Redevelopment, the Environmental Health Service would request that the following recommended **conditions** are attached:

#### **CONTAMINATED LAND:**

1. Prior to the occupation of the proposed development, the applicant shall provide to DoE Planning NI, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the RPS report titled Casement Park Stadium Redevelopment (dated June 2013 and referenced NI1418/GQRA/Rev.1) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified 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:

- a. The identified on-site above ground fuel storage tank is decommissioned in line with PPG27 *Installation, Decommissioning and Removal of Underground Storage Tanks*.
- b. Identified hotspots of contaminated soil have been appropriately removed.
- c. The proposed reduced level excavations have been appropriately completed.
- d. Appropriate measures were taken to control the release of Asbestos Containing Materials during earthworks.
- e. The site has been encapsulated using a combination of: floor slabs; basements; road/footways; the emplacement of at least 800mm of clean imported in landscaped areas; and the construction of the proposed pitch using clean sand and topsoil.
- f. Gas protection measures suitable to protect against a 'Characteristic Situation 2' gas regime have been installed in all buildings.

Reason: Protection of human health

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 DoE Planning NI for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

#### **NOISE AND RESIDENTIAL AMENITY:**

- At the detailed design stage, a Noise Impact Assessment shall be carried out and submitted to the Department. The noise assessment must consider the potential noise impact of the relevant plant and equipment associated with the development on the nearest residential receptors with regard to *BS4142:1997 Method for rating industrial noise affecting mixed residential and industrial areas* in accordance with Section 6.4.2.3 of the RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.

This additional information shall include a description of any noise mitigation measures which may be necessary to ensure that noise from such plant and equipment associated with the development does not exceed the background noise level (for both day time and night time hours) at the nearest noise sensitive premises. The information shall thereafter be implemented as approved.

- A Noise Verification report shall be submitted to the Department demonstrating that the Rating Level of noise from plant and equipment associated with the development shall not exceed the existing background noise level (for both day time and night time hours). The noise level shall be determined at the boundary of the nearest noise sensitive premises and all measurements shall be made in accordance with *BS4142:1997 Method for rating industrial noise affecting mixed residential and industrial areas*.

- Additional information shall be submitted to Belfast City Council detailing the specification of the public address system, speaker locations and that of any other audio-visual amplified equipment used for crowd communication within the development.
- Prior to the operation of the public address system and any other amplified crowd communication system used within the development, Belfast City Council shall be contacted so that an acceptable operating sound level of each system is agreed during the commissioning stage. Operating sound levels shall be agreed in writing with the Department.
- Deliveries and collections by commercial vehicles to and from the development shall only be made between the hours of 07.00 and 23.00hrs unless it can be demonstrated by the applicant that such activities will not result in noise disturbance at the nearest residential receptors.
- At the detailed stage, a Lighting Scheme detailing the security and boundary lighting arrangements shall be submitted to Belfast City Council for approval. The lighting scheme shall include a plan/layout and assessment of the proposed boundary luminaires together with any proposed design measures to limit glare and overspill into nearby residential premises.
- Prior to the operation of the development, an Artificial Light Verification report shall be submitted to Belfast City Council for review. The report shall verify that the design measures recommended in Chapter 13.0 of the RPS, Casement Park Stadium Redevelopment – Environmental Statement Volume I, dated June 2012 have been implemented and 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 and that all artificial lighting does not give rise to nuisance glare at the nearest residential receptors.
- At the detailed design stage, additional drawings depicting elevations of the proposed proprietary odour abatement system, used to suppress and disperse odours created from cooking operations within the development, shall be submitted to the Department for approval. The outlet from any extract ventilation ducting shall be suitably located and directed away from nearby premises.

The extraction and ventilation systems must be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.

(For additional information on design of odour extraction systems, the applicant is advised to refer to the DEFRA/NETCEN Guidance at <http://www.defra.gov.uk/environment/noise/research/kitchenexhaust.pdf>)

#### **DEMOLITION AND CONSTRUCTION PHASE:**

- Prior to development commencing, a Noise Management Plan shall be submitted for review and approval by Belfast City Council's Environmental Protection Unit. This Plan should outline the methods to be employed to minimise any noise and vibration impact of demolition and construction operations demonstrating 'best practicable means'. The Plan should pay due regard to *BS 5228:2009 Noise and Vibration Control on Construction and Open Sites* and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison.
- Prior to development commencing, a Dust Minimisation Plan shall be submitted for review and approval by Belfast City Council's Environmental Protection Unit. This Plan must demonstrate the dust minimisation methods to be employed during the demolition and construction phase so that the potential impact on air quality in the immediate locality is alleviated.

The Environmental Health Service would request that the following **informatives** are attached to any planning permission granted:

#### **WASTE & CONTAMINATED LAND (NORTHERN IRELAND) ORDER 1997**

The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

#### **CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011**

The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby commercial and residential accommodation.

Patron noise associated with the development should be suitably managed and controlled to ensure that nearby commercial and residential premises are not disturbed by noise.

Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill so as not to cause light nuisance to nearby commercial and residential premises.

#### **THE SMOKING (NI) ORDER 2006**

The applicant is advised to ensure that the designated smoking area is suitably managed and controlled to prevent noise, litter, anti social behaviour and loss of amenity to nearby residents. The applicant is advised to consult with Belfast City Council's Tobacco Control Officer to ensure that the smoking area design is compliant with the regulations.

#### **GAS SAFETY (INSTALLATION AND USE) REGULATIONS (NI) 2004**

Where gas appliances are to be installed there must be a fixed source of ventilation provided to ensure sufficient make-up air is available for the safe combustion of gas.

#### **CLEAN AIR (NI) ORDER 1981**

Dependant on the method of heating to be used at the proposal it may be necessary to provide a chimney for a boiler, the height of which should be approved by Belfast City Council. Guidance on chimney height calculation is given in the third edition of the 1956 Clean Air Act Memorandum on Chimney Heights. Further advice may be sought from the Environmental Protection Unit, Belfast City Council, 4-10 Linenhall Street, Belfast, BT2 8BP.

#### **THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) (NORTHERN IRELAND) ORDER 1985**

For entertainment events such as outdoor concerts it will be necessary for the applicant to apply to Belfast City Council for an Entertainment Licence.

The granting of an Entertainment Licence is subject to approval by Belfast City Council's Licensing Committee. Guidance is available on the following link:

<http://www.belfastcity.gov.uk/buildingcontrol-environment/licences-permits/entertainmentlicence.aspx>

A condition of licence for large scale outdoor events would require the applicant to submit, for approval, a detailed Noise Management Plan where the impact and management of concert noise on sensitive residential receptors is considered.

Noise management arrangements for outdoor concert events using sound amplification equipment should be in line with the recommended noise control procedure as detailed in the Noise Council, '*Code of Practice on Control of Noise at Concerts*' (1995). This document can be found online at:

[www.cieh.org/policy/noise\\_council\\_environmental\\_noise.html](http://www.cieh.org/policy/noise_council_environmental_noise.html).

#### **SAFETY OF SPORTS GROUNDS (NORTHERN IRELAND) ORDER 2006**

Under the Safety of Sports Grounds (Northern Ireland) Order 2006, district councils are responsible for issuing and enforcing a safety certificate in respect of sports grounds designated by DCAL and stands that have been regulated. These are sports grounds that, in the opinion of DCAL, have the potential to accommodate more than 5,000 spectators, and stands that have the potential to accommodate more than 500 spectators at smaller venues

The safety certificate contains those terms and conditions that the district council considers necessary or expedient to secure the reasonable safety of spectators at the sports ground, when it is being used for the activities specified in the certificate. The most important condition in a safety certificate sets the maximum number of spectators that may be accommodated at the ground.

This Unit would request that the Strategic Planning Division forward a copy of any Decision Notice issued for our records.

Should have any queries concerning the comments provided in this response, I would advise that you contact me on the number provided and the matter will be dealt with as expediently as possible.

Yours sincerely

Ms Suzanne McCreesh  
Senior Environmental Health Officer  
Environmental Protection Unit

**cc**

Mr Trevor Martin  
Building Control  
Belfast City Council

## **APPENDIX 1 - CONTAMINATED LAND - TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL**

With respect to issues relating to land quality / ground contamination, this Unit has received and reviewed 3 relevant sections of the submitted Environmental Statement prepared by RPS:

- Chapter 7 – Soils & Geology
- Appendix 8 – Preliminary Risk Assessment (RPS report NI1418/PRA)
- Appendix 9 – Generic Quantitative Risk Assessment (RPS report NI1418/GQRA)

An email from RPS containing additional clarifications was also received and reviewed on 31<sup>st</sup> July 2013, titled 'Casement Park Contamination Assessment Clarifications. Z/2013/0685/F'

### **Chapter 7 Soils & Geology**

The completed Soils & Geology Chapter has followed the correct format for an Environmental Impact Assessment submission, comprising: a presentation of the methodology used to completed the assessment; a presentation of the baseline conditions / existing environmental conditions; consideration of relevant mitigation measures; and consideration of residual and cumulative impacts.

The report primarily draws upon the completed contaminated land risk assessments by way of presentation of the existing site condition and draws upon the remediation recommendations as part of the recommended mitigation measures. Other construction and operational mitigation measures presented within the report seem reasonable, however, specific comment on these aspects are outside the remit of this Unit in its role as consultee to DoE Planning NI. Comments on the completed contaminated land risk assessments and remediation recommendations are provided below.

### **Preliminary Risk Assessment**

The PRA report identified a number of current and historic landuses both on-site and in the vicinity, including: fuel storage; former military use; an electricity substation; a fuel filling station; and a dry cleaners. These,

along with the presence of made ground and alluvial deposits at the site, represent potential sources of contamination. Upon consideration of this, the site's environmental setting and the detail of the proposed stadium development in line with current contaminated land risk assessment guidance (CLR11), RPS identified potential pollutant linkages and therefore determined that an intrusive site investigation followed by a Quantitative Risk Assessment would need to be undertaken.

### **Site Investigation**

RPS summarised the results of a previous site investigation undertaken at the site in 2008 which was managed by WYG and undertaken by Causeway Geotech Ltd. This investigation included; drilling of 8 boreholes; soil and groundwater sampling; chemical analysis of 3 groundwater samples and 18 soil samples; and monitoring of ground gas on 6 occasions in 4 locations.

RPS also undertook additional site investigations at the site during 2013 in order to gather further information on the ground conditions and contamination status. This investigation included; drilling of 12 boreholes; soil and groundwater sampling; chemical analysis of 6 groundwater samples and 36 soil samples; and monitoring of ground gas on 6 occasions in 13 locations.

### **Quantitative Risk Assessment**

RPS summarised WYG's 2012 contamination assessment. WYG found that the soil quality at the site was not of reduced quality with respect to assessment against relevant quality standards (GAC) for a commercial land use. Groundwater beneath the site was not found to be of significantly reduced quality, although slightly elevated concentrations of copper and zinc were identified. The WYG ground gas assessment concluded that the gas regime at the site was Characteristic Situation 1, which would not require protection measures to be installed within the proposed buildings.

RPS assessed the soil quality data gathered during 2013 against relevant GAC for commercial and playing field end-uses. The assessment identified 2 incidences of elevated concentrations of benzo(a)pyrene (62mg/kg and 61mg/kg versus a GAC of 14mg/kg), 2 incidences of elevated concentrations of total cyanide (53mg/kg and 40mg/kg versus a GAC of 43mg/kg), and Asbestos Containing Materials at 3 locations, all within the made ground beneath the site.

Assessment of the 2013 groundwater quality data using relevant GAC identified that slightly elevated concentrations of ammoniacal nitrogen were present in all samples of groundwater beneath the site. The precise source of this was not identified, however, on the basis that 'ammoniacal nitrogen impacts are likely to be general across the site and surrounding area', RPS concluded that 'no specific remedial measures are considered necessary in this regard'. RPS also assessed groundwater quality with respect to the risks posed to human health from vapour release, concluding that the risk posed is minimal / low.

Assessment of the 2013 ground gas monitoring data using an appropriate methodology presented in CIRIA C665 indicated that, as a worst case, the gas regime at the site would be classified as Characteristic Situation 2.

Following the assessment of data, RPS presented a refined risk assessment and site conceptual model which indicated that the identified contaminants could pose a risk to future site users, site workers, surrounding residential receptors and shallow groundwater.

### **Remediation Strategy**

Within report NI1418/Reports/GQRA, RPS presents an Outline Remediation Strategy which provides an appropriate strategy to manage the identified significant pollutant linkages. The Remediation Strategy includes:

- Decommissioning of the on-site fuel storage tank
- Removal of hotspots of soil contamination
- Emplacement of a capping layer comprising either hardstanding or clean imported material in landscaped areas.



- Management of Asbestos Containing Materials during excavation works
- Installation of gas protection measures into all buildings on-site to a level suitable to protect against a CIRIA Characteristic Situation 2 gas regime.
- Groundwater monitoring

Broad details on the completion of verification of the remediation measures have been included.

## **APPENDIX 2 – AIR QUALITY AND CLIMATE ASSESSEMENT – TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL**

**REPORTS** – RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.

RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume III: Appendices*, dated June 2013.

### **Volume I - Chapter 11.0 - Air Quality and Climate Assessment**

This Department has reviewed the submitted Air Quality and Climate Assessment in respect of the proposed Casement Park Stadium Redevelopment, Belfast and would submit the following comments by way of response.

It is noted the proposed stadium redevelopment involves the demolition and suitable disposal of the existing facilities in order to construct a new seated capacity stadium of 38,000. Contingent upon increased stadium patronage is the potential for increased localised air pollution, associated directly with stadium operations as well as the transport of patrons to and from the stadium.

Accordingly, this Department is interested to understand how the redevelopment proposal will impact upon local ambient levels of traffic related pollutants such as particulate matter (PM<sub>10</sub>) and nitrogen dioxide (NO<sub>2</sub>) and also the extent of any impact upon the nearby M1 Motorway and A12 Westlink Air Quality Management Area, which has been declared for exceedences of nitrogen dioxide and particulate matter air quality objectives.

In order to quantify levels of ambient air pollution at a range of receptors, the consultant has chosen to employ Cambridge Environmental Research Consultant's ADMS-Roads dispersion modelling software. A comprehensive range of residential receptors have been identified that are representative of the area surrounding the stadium and the M1 Motorway / A12 Westlink Air Quality Management Area. Traffic data has been derived from a transport assessment for the redevelopment and background pollutant concentrations have been obtained from data published by Defra. Finally, the consultant has confirmed that an Event Management Plan (EMP) has been developed for match days to encourage greater use of park and ride schemes and park and walk schemes during match day events.

A total of five development scenarios have been modelled for the air quality impact assessment including a 2012 base year without the stadium redevelopment in place, a 2016 and 2026-year both with and without the stadium redevelopment in place. These modelling studies have been calibrated and corrected using 2011 data from Belfast City Council automatic monitoring site located on Stockman's Lane.

Referring to Appendix 14 – model outputs of the report, it is noted that for the 2012 base-year, dispersion modelling predicts exceedences of the nitrogen dioxide 40µgm<sup>-3</sup> annual mean objective at one relevant receptor along the Andersonstown Road. The annual mean objective is predicted to be met at all other relevant locations under consideration.

By 2016, with the stadium redevelopment complete, modelled nitrogen dioxide annual mean levels are predicted to achieve the annual mean standard at all receptor locations under consideration. In addition, the adverse impact of the stadium operations upon ambient nitrogen dioxide concentrations has been

characterised as slight adverse or negligible. Further reductions in ambient annual mean nitrogen dioxide concentrations are anticipated by 2026 with the stadium redevelopment in place. Dispersion modelling predicts that there are no exceedences of the nitrogen dioxide 200  $\mu\text{g}\text{m}^{-3}$  1-hour mean at any receptor for any scenario year with or without the development in place.

Similarly, there are no predicted exceedences of the particulate matter annual mean objective at any receptor for any scenario year with modelled annual mean levels typically around  $16\mu\text{g}\text{m}^{-3}$ ; comfortably below the  $40\mu\text{g}\text{m}^{-3}$  objective. The modelled 24-hour mean objective for particulate matter is also predicted to be achieved at all receptor locations for all scenario years. Accordingly, the impact of the redevelopment proposal on ambient particulate matter concentrations has been characterised as imperceptible.

As part of the air quality impact assessment, the consultant has identified the potential for fugitive dust emissions associated with the demolition and subsequent construction phase of the redevelopment. The consultant has acknowledged that dispersion modelling software is not entirely suitable for quantifying the impact of such emissions but has recommended that reference should be made to the Greater London Authority and London Councils' best practice guidance on the 'The control of dust and emissions from construction and demolition'. The consultant has recommended also that a dust management plan should be adopted during the construction phase (Sections 11.8.1 Demolition Phase and 11.8.2 Construction Phase).

Accordingly, this Department would request that prior to the commencement of either construction or demolition works on site that a dust minimisation plan be submitted to Belfast City Council by the applicant for consideration, agreement and subsequent implementation throughout the duration of site works.

### **APPENDIX 3 – NOISE IMPACT AND LIGHTING ASSESSMENTS - TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL**

**REPORTS** – RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.

RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume III: Appendices*, dated June 2013.

#### **Volume I - Chapter 6.0 - Noise and Vibration:**

The above section of the Environmental Statement report has been reviewed. This assessment has considered the impact of noise arising from the proposed development and has focused primarily on the following sources of noise: spectator noise, road traffic noise, plant and equipment associated with the development, Public Address (PA) system, entertainment noise and noise from the demolition/construction phase of the development in addition to vibration impacts from the construction phase. The report includes acoustic data on background noise surveys which were conducted and noise modelling /predictions at the nearest noise sensitive residential premises with the development in place.

It is noted that the proposed stadia design is enclosed with a 'wraparound' design which should result in a degree of noise attenuation from stadium activities. The proposed design will provide covered east, south and west stands and a raised north stand.

#### **SPECTATOR NOISE**

The redevelopment will result in a crowd capacity of approximately 38,000, an increase of 5,400 from the current crowd capacity of 32,600. The proposed development will be used for the same purposes as the existing stadium and may include some additional higher profile games each year.

Section 6.2.5 sets out the noise modelling methodology used to predict spectator noise and Section 6.3 presents background noise levels with baseline noise levels monitored during an event held in November 2012.

Section 6.4.2.1 discusses the potential impact from spectator noise during match days compared with the existing stadium. Comparison of the noise model outputs for the existing and proposed scenarios demonstrates that the stadium design will significantly reduce match day noise levels at all of the nearest noise sensitive premises.

This section of the report states that 'noise levels will be reduced by 5dB or more at properties adjacent to the west and north stands and by 10dB or more at properties adjacent to the south and east stands'.

The report concludes that the design of the stadium has the potential to off-set the increase in capacity resulting in an overall reduction in spectator noise.

#### ROAD TRAFFIC NOISE

Section 6.4.2.2 of the report includes data from a Traffic Assessment which was completed in support of the application. This assessment includes a review of traffic flows at the significant routes in the vicinity of the stadium for baseline/existing scenarios and predictions with the proposed development in place.

The report states that there will be a small number of large vehicles using Mooreland Park and Mooreland Drive to access the stadium during matches and events and concludes that there will be 'no significant impact' on residents.

The assessment concludes that the worst-case traffic flow increase when the proposed stadium is in use, will result in 'a 1dB(A) increase in traffic noise levels on all significant roads in the vicinity of the development on match days'. It is accepted that a 1dB(A) increase in noise levels would be imperceptible at the nearest noise sensitive properties.

The report concludes that traffic noise level increases for the development will be imperceptible at the nearest noise sensitive premises and, therefore, the traffic noise impact associated with the development will be negligible.

#### PLANT AND EQUIPMENT

The proposed development will incorporate additional facilities that have the potential to require plant/equipment which may emit noise, these include bar/restaurant facilities, retail space, museum, kitchen, offices and media facilities, corporate and community facilities.

Section 6.4.2.3 of the report considers the potential noise impact from plant and equipment associated with the proposed development. The report states that the exact details and locations of the individual plant and machinery cannot be confirmed at this stage and that any noise impacts will be addressed as part of the detailed design stage. It is expected that all plant/equipment will be suitably located and enclosed within the building structure or will have suitable noise attenuation measures applied where necessary.

It is noted that all plant/equipment proposed for the redevelopment will be subject to design criteria to ensure that the 'Rating level' is no greater than the 'Background noise level' at the nearest noise sensitive properties (as defined in BS4142:1997 '*Method for rating industrial noise affecting mixed residential and industrial areas*'). In the event that the Rating level from plant and equipment is predicted in to be in excess of the existing background noise level, the report acknowledges that noise attenuation measures will be required.

The report refers to generators being housed and enclosed within the overall stadium structure, the extent and exact specification will be decided at the detailed design stage.

Additional, detailed noise assessments relating to the relevant plant and equipment will be required at the detailed design stage. The assessments and any recommended attenuation measures will be reviewed and approved by Belfast City Council before operation of the development.

#### PUBLIC ADDRESS SYSTEM/AUDIO VISUAL DISPLAY INSTALLATIONS

The exact specifications for the public address system, referred to as a Voice Alarm and Public Address (VAPA) system in the report, has not been stipulated in Section 6.4.2.4 as the design of the VAPA system is linked to the final design of the stadium structure. The report recognises the importance in ensuring that the system does not cause disturbance to nearby residents and refers to consultation with Environmental Health Officers from Belfast City Council to determine and agree an acceptable operating sound level.

The report also discusses the possible use of mechanisms to enable sound levels to be controlled such as a sound limiter device. This approach would be required for any other proposed electronic audio/visual display installations associated with crowd communication within the development.

#### ENTERTAINMENT NOISE

The report refers to plans for non-sporting events to be held within the proposed stadium indicating a maximum of three events each year and refers to the recognised Noise Council guidance document 'Code of Practice on Environmental Noise Control at Concerts'.

It would be necessary for the applicant to apply to Belfast City Council for an Entertainment Licence. The granting of an Entertainment Licence is subject to approval by Belfast City Council's Licensing Committee. All noise control measures associated with concerts/events will be subject to detailed consideration as part of a separate Entertainment Licence.

All entertainment licence applications are required to be advertised in the local press where the public have an opportunity to raise any concerns they may have concerning the proposed licence to Belfast City Council.

A condition of licence for large scale events would require the applicant to submit, for approval, a detailed Noise Management Plan where the impact and management of concert noise on sensitive residential receptors is considered.

#### CONSTRUCTION NOISE

Section 6.5.1 of the report states that the construction plan or timing of construction works has not been determined at this stage. It is estimated that the duration of the construction phase will last approximately 98 weeks.

The report has considered the impact of worst-case construction noise at the nearest noise sensitive properties and has demonstrated that there is a potential for significant noise impact. On the basis of these predictions, there will be a requirement for noise mitigation measures to be employed to ensure that construction noise levels are reduced as much as is practicably possible at the nearest noise sensitive locations.

A Noise Management Plan will be submitted prior to the development commencing and will outline a detailed programme for the construction phase and include the proposed timescales, programmed noise monitoring, notifications and contractual conditions. The plan should also address issues relating to collaboration with local residents in order to reduce as much as possible the potential impact from construction noise. Demolition activities should also be considered within the Noise Management Plan. This plan should also refer to British Standard BS5228:2009 – '*Noise and vibration control on open sites*' and the measures used to used reduce impact of construction phase noise on the nearest noise sensitive receptors.

#### **Volume I - Chapter 13.0 - Lighting:**

This Chapter of the report assesses the impacts of the proposed lighting scheme for the stadium redevelopment in terms of light pollution. The report discusses the lighting proposals for the development such as stadium lighting systems (roads, car park, pedestrian areas), security/boundary lighting and floodlighting within the stadium.

A quantitative assessment of light trespass using computer modelling was conducted and calculations made in respect to potential light pollution implications at representative sensitive receptors.

The report concludes that the proposed stadium redevelopment will offer 'considerable improvement in light pollution in the surrounding residential area'. The redevelopment will involve the replacement of high mast flood lights with lower level lighting integrated at stadium roof height.

The lighting scheme has been designed to prevent nuisance glare and minimise light trespass. Floodlight luminaires on the stadium will be trained to point across and down at the playing surface to minimise obtrusive light spill and by design are integrated at stadium roof height.

The report has also considered other lighting sources from the development such as security lighting, car park and street lighting stating that impacts on peripheral areas will be minimised by the use of appropriate lighting systems. Details of the lighting scheme, such as the exact number and locations of the artificial lights used outside of the main stadium area, will be confirmed at the detailed design stage.

**END**