

Belfast Planning Service
 Belfast City Council
 Cecil Ward Building
 4-10 Linenhall Street
 Belfast
 BT2 8BP

Development Management Officer Report Committee Application

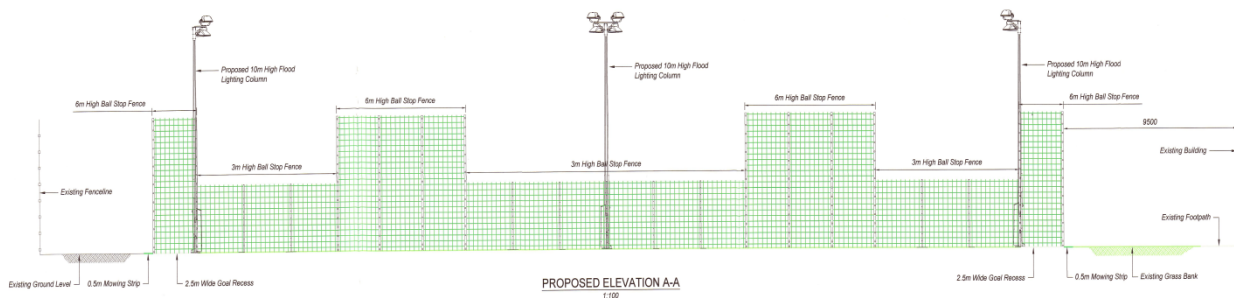
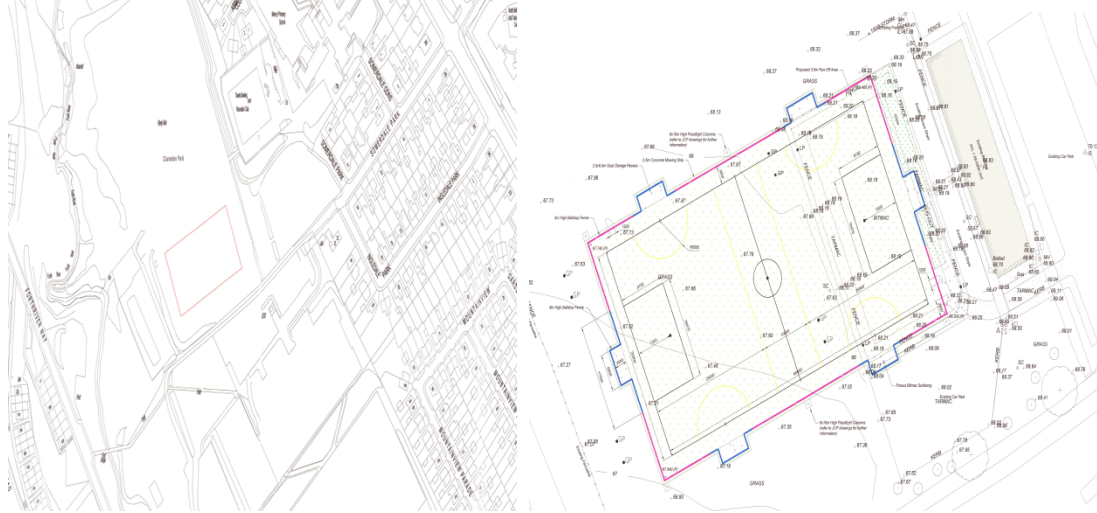
Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2015/0180/F	Target Date:
Proposal: Construction of new '3G' sports pitch including fencing (max 6m high) and floodlights 10m high to replace existing polymeric pitch and grass pitch training area with existing flood lighting	Location: Clarendon Park Sports Facility 29 Somerdale Park Belfast BT14 7HD
Referral Route:	
Recommendation:	APPROVAL
Applicant Name and Address: Paul Roulson Adelaide Exchange Belfast BT2 8GD	Agent Name and Address: McAdam Design Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ
<p>Executive Summary: This application seeks full planning permission for a '3G' sports pitch including fencing (max 6m high) and 6No. 10m high floodlighting columns.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of a sports pitch at this location; • Impact on amenity. <p>The site is located within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015 and within an area zoned as Existing Open Space and within a designated Local Landscape Policy Area. The principle of the development is acceptable in what is a designated open space area with a number of established sports pitches. The proposal will not result in a loss of open space or vegetation and will not adversely affect the character of the LLPA.</p> <p>The proposal has been assessed against and complies with the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement 3: Access Movement, Parking and Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.</p> <p>Environmental Protection Unit of BCC and TransportNI have no objections. No representations received.</p>	

It is recommended that the application is approved with a commencement condition.

Signature(s):

Case Officer Report

Site Location Plan



1.0 Description of Proposed Development

Construction of new '3G' sports pitch including fencing (max 6m high) and floodlights 10m high to replace existing synthetic pitch and grass pitch training area with existing flood lighting

2.0 Characteristics of the Site and Area

Site lies within a larger recreational area (Clarendon Park) with a number of grass playing fields, a fenced in all weather playing surface. An existing changing pavilion is located a short distance from the eastern boundary of the site (the red line on site location plan). The synthetic (polymeric) pitch is located in the eastern part of the red line of the application site with part of a small grass pitch located the western section of the site (as outlined in red on the site location plan).

3.0 Planning History

3.1 No relevant planning history on site.

4.0 Policy Framework

4.1 Planning Assessment of Policy and Other Material Considerations

4.2 Regional Development Strategy

4.3 Belfast Metropolitan Area Plan 2015

4.3.1 BT107 Forth River/ Wolf Hill/ Ligoniel Local Landscape Policy Area (Policy ENV1)

4.4 Planning Policy Statement 1 - General Principles

4.5 Planning Policy Statement 3 - Access, Movement and Parking

4.5.1 Policies AMP7 andAMP9

4.6 Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation

4.6.1 Policies OS4, OS5 and OS7

5.0 Statutory Consultees Responses

5.1 NI Water – No objection

5.2 Transport NI – No objection

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – No objection

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

8.1 None

9.0 Assessment

9.1 The key issues in the assessment of the proposed development include:

- Acceptability of a sports pitch at this location
- Impact on amenity

9.2 The site is located within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015 and within an area zoned as Existing Open Space and within a Local Landscape Policy Area. The principle of the development is acceptable in what is a designated open space area with a number of established sports pitches. The landscape policy area will not be prejudiced as no vegetation will be affected by the proposed development.

9.3 The proposal has been assessed against policy AMP7 of Planning Policy Statement 3. Transport NI offers no objections to this proposal

9.4 The proposal has been assessed against Policies OS4, OS5 and OS7of PPS8. The proposed sports pitch is located within an established recreational site with a number of sports pitches already present. The pitch will replace two existing pitches, one grass and one polymeric. Four individual floodlight columns are located around the periphery of the polymeric pitch.

9.5 The nearest dwelling (32a Somerdale Park) is located approximately 100m from the south-eastern corner of the site. As there is already floodlighting of a similar height to that proposed on the site at present there will be no significantly greater impact on residential amenity. There are two additional floodlighting columns proposed, however given the separation distance to the nearest dwellings and the level of vegetation present between the site it is considered that any additional impact on amenity would not be unduly significant. Belfast city Council Environmental Health was consulted and had no objections.

Neighbour Notification Checked

Yes

10.0 Summary of Recommendation:

10.1 Sports pitch within an established recreational area, zoned as open space within the Belfast Metropolitan Area Plan. The nature of the proposal is in keeping with the this established recreational area. No unduly significant impact on amenity as a result of the proposed use and associated floodlighting given distance to nearest dwellings, level of vegetation around the site and the fact that floodlighting columns are already present on the site. No public Health related objections.

10.2 Approval subject to conditions.

11.0 Conditions

11. 1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, 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	17th February 2015
Date First Advertised	
Date Last Advertised	
Details of Neighbour Notification (all addresses) 15 Somerdale Park, Ballysillan Lower, Belfast, Antrim, BT14 7HD, 17 Somerdale Park, Ballysillan Lower, Belfast, Antrim, BT14 7HD, 29 Somerdale Park, Ballysillan Lower, Belfast, Antrim, BT14 7HD, 30 Somerdale Park, Ballysillan Lower, Belfast, Antrim, BT14 7HD, 32 Somerdale Park, Ballysillan Lower, Belfast, Antrim, BT14 7HD, 32A Somerdale Park, Ballysillan Lower, Belfast, Antrim, BT14 7HD, Ewarts Bowling And Recreation Club, 21 Somerdale Park BT14 7HD	
Date of Last Neighbour Notification	5th March 2015
Date of EIA Determination	NA
ES Requested	No
Drawing Numbers 01, 03, 04, 05, 06	

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Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: