



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: 15 September 2015	Item Number:
Application ID: Z/2014/1191/F	Target Date:
Proposal: Construction of a new polymeric rubber-surfaced multi-use games area: including 6m high ballstop fencing system, floodlighting and carparking	Location: Land to the south of junction between Annadale Embankment and Herat Street Belfast BT7 3AL
Referral Route: Belfast City Council Planning Application	
Recommendation:	Approval
Applicant Name and Address: Paul Roulson - Project manager Belfast City Council Property and Projects Dept Adelaide Exchange Belfast BT2 8GB	Agent Name and Address:
Executive Summary: The application seeks full planning permission for the construction of a new polymeric rubber surfaced, multi-use games area, including a 6m high ball stop fencing system, floodlighting and car parking. The main issues to be considered in this case are: <ul style="list-style-type: none">• The principle of a multi-use games area at this location• protection of open space• The protection of the LLPA• Noise• Lighting• Contamination• Landscaping• Access• Design. The site is within the development limits of Belfast as designated in the Belfast Metropolitan Area	

Plan 2015 and within an area of existing open space, a Local Landscape Policy Area (LLPA) BT 127 River Lagan/Botanic. The proposal is considered acceptable as it will not result in a loss of open space or vegetation and will not adversely affect the character of the LLPA.

The proposal has been assessed against Planning Policy Statement 1 - General Principles, Planning Policy Statement 3 – Access, Movement and Parking, Planning Policy Statement 8 – Open Space, Sport, and Outdoor Recreation, and Development Control Advice Note 15 – Vehicular Access Standards. The proposal is in adherence to all the relevant planning policies.

Re-development of a small portion of the extensive grassed informal open space will provide a substantial community benefit, and maintain its open space classification.

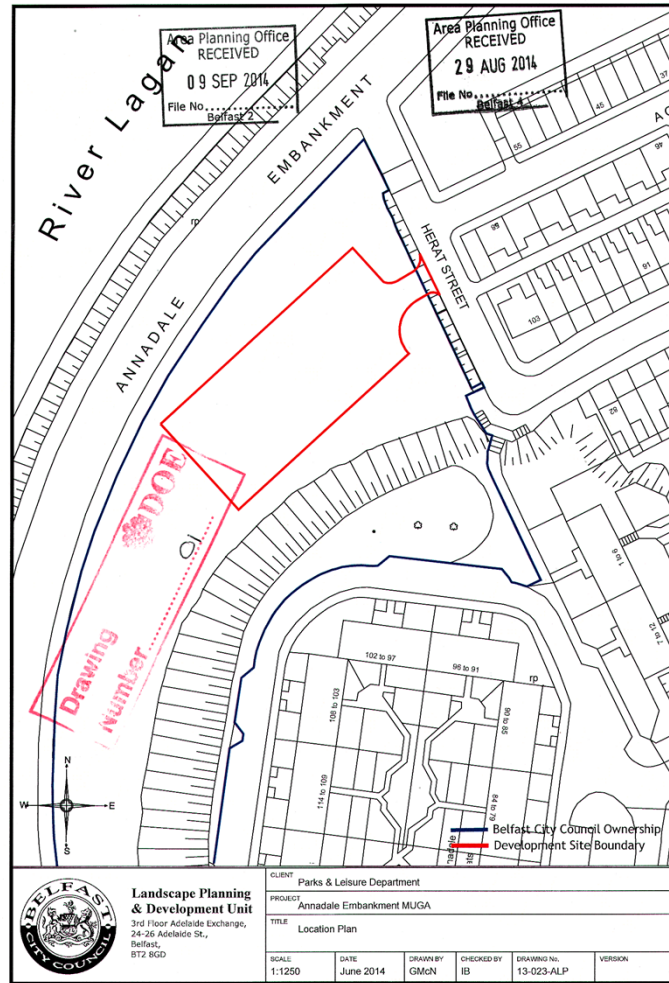
Consultees have no objections subject to conditions and informatives.

No representations were received.

Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development will not cause demonstrable harm to interests of acknowledged importance. Therefore the proposal should be approved.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NIE - Belfast	No response
Non Statutory	Env Health Belfast City Council	No objection
Statutory	NI Transport - Hydebank	No objection
Statutory	NI Water - Strategic Applications	No objection
Statutory	Rivers Agency	No objection
Statutory	NIEA Landscape Architects Branch	Not major or regionally significant development
Statutory	Waste Management	No objection

Representations:

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

signatures	
Number of Petitions of Objection and signatures	No Petitions Received
Summary of Issues	
There were no representations to this planning application.	
1. DESCRIPTION OF PROPOSAL	
The construction of a new polymeric rubber surfaced, multi-use games area, including a 6m high ball stop fencing system, floodlighting and car parking.	
2. CHARACTERISTICS OF SITE AND AREA	
The site is currently a flat, extensive grassed area of informal open space, between Annadale Embankment (road) and the residential areas of Herat Street and Annadale Flats. The area is dominated by the River Lagan, and residential properties (both terraced and flats). The Annadale Flats are located at a higher level than the grassed area, and are three storeys in height, constructed from red brick. There are more traditional narrow terraced streets predominant in the vicinity also.	
Planning Assessment of Policy and Other Material Considerations	
3. PLANNING HISTORY	
There is no planning history on this site.	
4. POLICY FRAMEWORK	
<ul style="list-style-type: none"> • Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast. The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits. • LLPA BT 127 – River Lagan/Botanic • Area of Existing Open Space • Planning Policy Statement 1 - General Principles • Planning Policy Statement 3 – Access, Movement and Parking • Planning Policy Statement 8 – Open Space, Sport, and Outdoor Recreation • Development Control Advice Note 15 – Vehicular Access Standards 	
5. STATUTORY CONSULTEE RESPONSES	
<ul style="list-style-type: none"> • Transport NI – No objection subject to conditions and informatives • NI Water – No objection subject to informatives • NIEA Waste Management – No objection subject to conditions and informatives • Rivers Agency – In light of the information received in the Agent's letter confirming the permeability of the proposed playing surface and as a result the additional 'hard standing' area being only 360m² and not over 1000m² as previously believed. Rivers Agency withdraws its request for a Drainage Assessment. • NIE – No response • NIEA Natural Heritage – N/A • NIEA LANDSCAPE ARCHITECTS BRANCH – Not a major or regionally significant development. 	

6. NON-STATUTORY CONSULTEE RESPONSES

- **Environmental Health** – No objections subject to conditions and informatives

7. REPRESENTATIONS RECEIVED

None

8. OTHER MATERIAL CONSIDERATIONS

None

9. ANALYSIS

9.1 The site is located within the Metropolitan Development Limit of Belfast, in an area of existing open space, and the River Lagan/Botanic LLPA.

9.2 The key issues in this planning application are: the protection of open space, the protection of the LLPA, noise, lighting, contamination, landscaping, access and design.

9.3 PROTECTION OF OPEN SPACE

The site of the proposed multi-use games area is classified as an area of existing open space in BMAP. The site would be classified under Annex A of PPS 8 as amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens. Re-development of a small portion of the extensive grassed informal open space will provide a substantial community benefit, and maintain its open space classification.

9.4 PROTECTION OF LLPA BT127 – RIVER LAGAN/BOTANIC

Development of the proposed site will not be detrimental to any of the features or combination of features that contribute to the environmental quality, integrity or character of this designation as listed in BMAP.

9.5 NOISE

The noise impact assessment has determined that the predicted noise impact from the MUGA pitch falls with established external/internal daytime noise standards for the closest residential receptors. Planning permission should be conditioned to not be operational after 22:00 hours to protect residential amenity. Belfast City Council Environmental Health is satisfied with the findings of the submitted noise report.

9.6 LIGHTING

Four flood lighting pylons are proposed measuring eight metres in height with a hot dip galvanised finish. The predicted artificial light spill contour map demonstrates that pitch floodlighting levels will fall below the Institute of Professionals (ILP) guidance levels at the closest residential receptors. Belfast City Council Environmental Health is satisfied with the findings of the light spill contour map. In adherence with PPS 8 Policy OS7 (The Floodlighting of Sports and Outdoor Recreational Facilities) the proposal would not have an unacceptable impact on residential amenity, visual amenity, character of the area, and public safety will not be prejudiced.

9.7 CONTAMINATION

The contaminated land report identified a number of contaminants of concern present in the underlying soils, however the report concludes that given the proposed development will comprise a synthetic playing field across the entire site, this will encapsulate the underlying material and therefore the risk to human health receptors are considered low. Belfast City Council Environmental Health is satisfied with the findings of the contaminated land report.

9.8 **LANDSCAPING**

A landscaping scheme is proposed around the sports facility on Belfast City Council owned land which will help to screen the development from the Annadale Embankment and the nearby houses. It includes tree planting – *Acer campestre*, *Betula pendula* and *Quercus ilex*, and shrub planting – *Prunus laurocerasus*, *Mahonia x media*, and *Elaeagnus pungens*. NIEA Landscape Architects Branch was consulted but did not comment as it was deemed not to be a major or regionally significant development.

9.9 **ACCESS**

The proposed vehicular access and car parking is in accordance with PPS 3 and DCAN 15, and Transport NI have offered no objection to the proposal.

9.10 **DESIGN**

The facility will be a 40m x 18m polymeric playing surface lined with 100mm wide pitch markings for football and basketball use. A run-off zone is proposed surrounding the playing surface (3m at the ends and 4m to the sides). Four floodlight columns of eight metres in height are proposed, with two located on each side of the pitch. Surrounding the facility it is proposed to enclose it with a 6m high rigid mesh ball stop fence, constructed from 2500mm x 6000mm mesh panels (colour: moss green) connected to 100mm sq HS posts. Access is to be from Herat Street with the provision of a car parking with six vehicular spaces. Entry into the facility will include: a 1.2m wide clear opening lockable pedestrian gate, and 3m wide double leaf lockable maintenance gates (with drop bolts and sleeves). The design of the proposal is considered acceptable in this location.

9.11 **CONCLUSION**

Having regard to the policy context above, and all material considerations, the proposal is considered acceptable, and approval is recommended.

Neighbour Notification Checked

Yes

10. **SUMMARY OF RECOMMENDATION**

Approval

11. **CONDITIONS**

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

Reason: Time Limit

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.02A bearing the date stamp 28th April 2015, prior to the operation of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted becomes operational and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.02A bearing the date stamp 28th April 2015 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

Reason: To ensure adequate provision has been made for parking within the site.

5. The lighting installations shall comply with document 'CIE 150:2003; Guide on the Limitation of the Effects of Obtrusive Lighting from Outdoor Lighting Installations'.

Reason: In the interests of visual amenity, road safety and the convenience of road users.

6. The site layout shall be in accordance drawing 02A date stamped 28th April 2015.

Reason: The protection of human health.

7. The development hereby permitted shall not be operational between the hours of 22.00hrs and 08.00hrs.

Reason: The protection of residential amenity

8. Should piling be employed as a foundation solution, no development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with Belfast City Council. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

9. If during the development works, new contamination and risks are encountered which have not previously been identified, works should cease and Belfast City Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with Belfast City Council in writing, and subsequently implemented and verified to its

satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

10. After completing the remediation works (if required) under Conditions 8 and 9; and prior to occupation of the development, a verification report should be submitted in writing and agreed with Belfast City Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

11. All hard and soft landscape works shall be completed in accordance with drawing 07A date stamped 20 May 2015, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to the expiration of the first planting season following occupation of any part of the development hereby permitted.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

12. All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

13. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless Belfast City Council gives its written consent to any request for variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Signature(s)

Date:

ANNEX	
Date Valid	9th September 2014
Date First Advertised	26th September 2014
Date Last Advertised	N/A
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AW, The Owner/Occupier, 1 Delhi Parade,Ballynafoy,Belfast,Down,BT7 3AU, The Owner/Occupier, 10 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AW, The Owner/Occupier, 100 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AX, The Owner/Occupier, 101 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AX, The Owner/Occupier, 101 Delhi Street,Ballynafoy,Belfast,Down,BT7 3AL, The Owner/Occupier, 102 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AX, The Owner/Occupier, 103 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 103 Delhi Street Ballynafoy Belfast The Owner/Occupier, 103A Delhi Street Ballynafoy Belfast The Owner/Occupier, 104 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 105 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 106 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 107 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 108 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 109 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 11 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AW, The Owner/Occupier, 11 Delhi Parade,Ballynafoy,Belfast,Down,BT7 3AU, The Owner/Occupier, 110 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY, The Owner/Occupier, 111 Annadale Flats,Ballynafoy,Belfast,Down,BT7 3AY,</p>	

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Date of Last Neighbour Notification	22nd September 2014
Date of EIA Determination	N/A
ES Requested	No

Planning History

None

Drawing Numbers and Title

01 Site Location Plan
02A Proposed Layout and Levels
03A Horizontal Illuminance Levels
04A Floodlighting Details
07A Landscaping Plan
08 Vertical Overspill Levels
09 Proposed Sections and Elevations

Notification to Department (if relevant)

N/A