

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> Z/2015/0336/F	
<b>Proposal:</b> Changes to rear and side elevations of Aquinas Stand (Repositioning of windows and doors, insertion of glazing and louvre panels) and erection of basement gym and mezzanine including minor elevational changes and conversion of toilet block to include bar facilities (retrospective application)	<b>Location:</b> Aquinas Stand Kingspan Rugby Stadium 85 Ravenhill Park Belfast BT6 0DG
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	APPROVAL
<b>Applicant Name and Address:</b> IRFU Ulster Branch	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b></p> <p>The proposal seeks retrospective permission for alterations and additions to a stand previously approved under application ref: Z/2010/1319/F a major application approved under Article 31 of the Planning [NI] Order 1991.</p> <p>The stand is similar to that previously permitted in terms of scale and design, the revisions include elevational changes, a basement gym facility, mezzanine floor, and adaptations to an external toilet block on the eastern end of the stand to include a bar facility. The proposal will not alter the previously approved supporter capacity for the stand of 3430 persons.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- The principle of the additional uses at this site;</li> <li>- Impact on visual amenity / character of the area;</li> <li>- Impact on residential amenity.</li> </ul> <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is identified as open space. The principle for a spectator stand in this location has already been accepted through the previous approval.</p> <p>The application has been assessed against relevant planning policies including the Belfast Metropolitan Area Plan, the Strategic Planning Policy Statement, PPS8: Open Space, Sport &amp; Outdoor Recreation, PPS3: Roads Considerations and associated supplementary guidance.</p> <p>No consultees have any objections to the proposal No representations have been received.</p>	

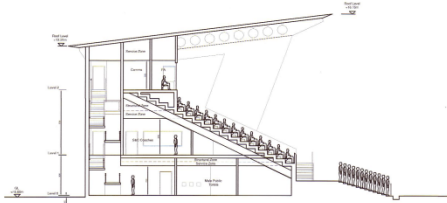
The scheme is considered acceptable. There will no greater loss of amenity than the previous permission and taking account of separation distances in relation to neighbouring properties. Similarly the gym, mezzanine floor, and bar facilities are located at a sufficient distance from neighbouring properties that amenity will not be adversely affected.

It is recommended that retrospective permission is granted.

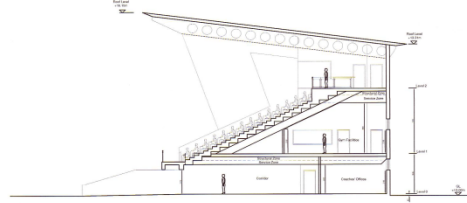
**Signature(s):**

**Date:**





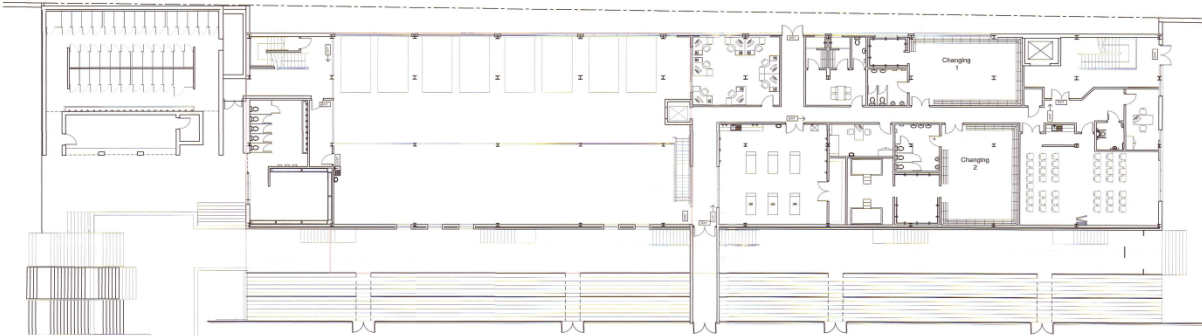
SECTION A-A



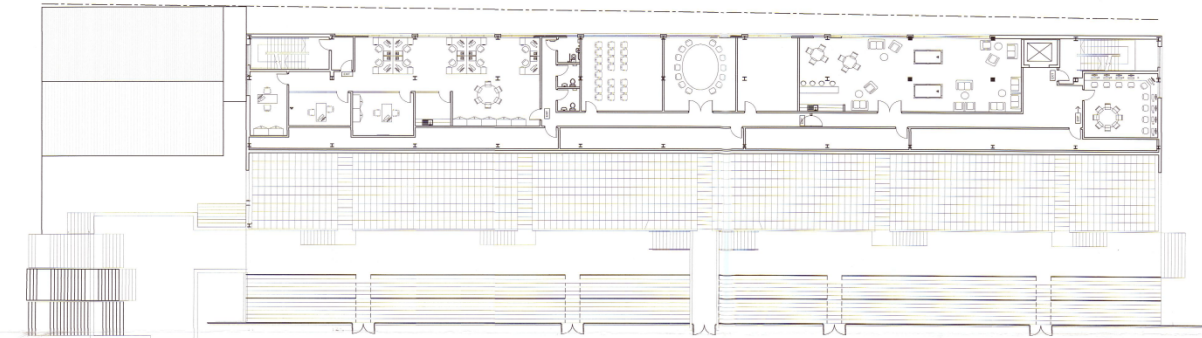
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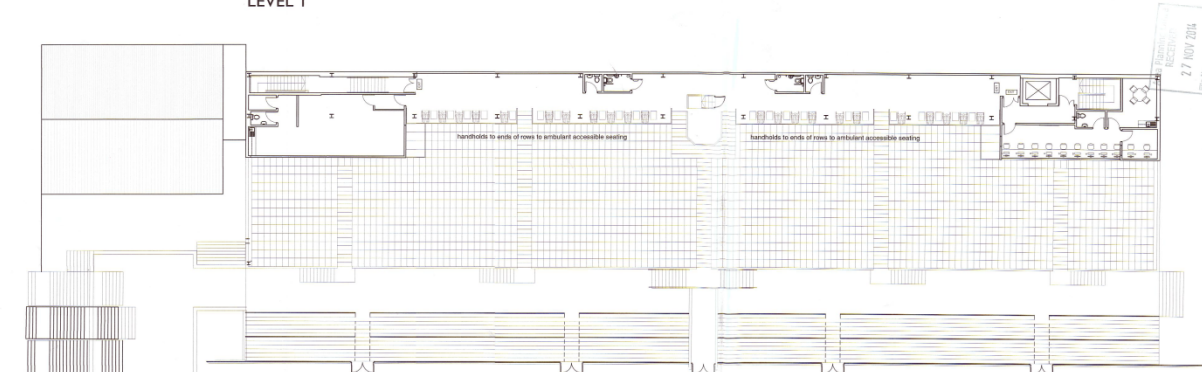
LEVEL -1



LEVEL 0



LEVEL 1



LEVEL 2

REVISIONS  
27 NOV 2014  
File No. 15/0336/F

Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	No Objection
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	NI Water - Single Units East - Planning Consultations	No comment
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	

<b>Characteristics of the Site and Area</b>	
1.0	<p>Description of Proposed Development</p> <p>The proposal seeks retrospective permission for alterations and additions to a stand previously approved under application ref: Z/2010/1319/F a major application approved under Article 31 of the Planning [NI] Order 1991. The revisions include elevational changes, a basement gym facility, mezzanine floor, and adaptations to an external toilet block on the eastern end of the stand to include a bar facility. The proposal will not alter the previously approved supporter capacity for the stand of 3430 persons.</p>
2.0	<p>Description of Site</p> <p>The site is located within the Kingspan Rugby Stadium complex in east Belfast. It comprises a stand located at the south-western end of the site adjacent to boundary with the Aquinas School facility. The stand forms part of a larger redevelopment of this stadium. It has a monopitch roof approximately 16m in height to the ridge sloping towards the Aquinas boundary at which it is approximately 13m in height. The stand is approximately 75m long and 17.2m deep [excluding terraced area]. Between the building and the pitch there is a standing terraced area which slopes vertically and away from the pitch.</p> <p>There are residential properties to the northwest of the stadium complex in Ravenhill Park Gardens and beyond. Immediately to the south of the stand the topography rises sharply before falling again steeply towards the site boundary. Immediately adjacent to the south there are flats and dwellings with a church to the northeast. Mount Merrion Avenue runs roughly parallel to the site which also facilitates access to the stadium.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p>Relevant Site History</p> <p>Ref ID: Z/2010/1319/F  Proposal: Construction of three stands with associated safety and accessibility improvement works. The proposed works comprise of: demolition of existing main stand; construction of three stands (i.e. erection of new stand at the Aquinas end of the ground, and amendments to the previously approved stands on the northern and eastern sides of the ground) with hospitality, media, player, spectator and ancillary facilities; upgrading of</p>



	<p>existing entrances; relocation and renovation of existing War Memorial Arch and; construction of new WC block, electronic screens and ground maintenance storage facilities.</p> <p>Decision: Approval Decision Date: 29.02.2012</p> <table border="1"> <tr> <td>Z/2014/1615/F</td> <td>Changes to front, rear and side elevations of car park stand (insertion of louvres and solid panels) and extension to terracing (retrospective application) (clarified description and address)</td> <td>To be decided [delegated]</td> </tr> <tr> <td>Z/2014/1616/F</td> <td>Changes to rear and side elevations of replacement stand (adjacent to Ravenhill Park Gardens)(insertion of roller shutter doors, repositioning of doors, insertion of glazing and erection of solid panels) and extension to terracing (retrospective application) (clarified description and address)</td> <td>To be decided [delegated]</td> </tr> <tr> <td>Z/2014/1619/F</td> <td>Groundsmans office, equipment store and photographers room, and alteration and extension to approved stores to include resource managers office, stewards room and kit store (retrospective application) (clarified address)</td> <td>To be decided [delegated]</td> </tr> <tr> <td>Z/2015/0145/F</td> <td>Retention of car parking in non-compliance with condition 2 of planning permission Z/2010/1319/F "hard surfaced areas shall be constructed and permanently marked in accordance with drawing No P:30 to provide adequate facilities for parking within the site. no part of these hard surface areas shall be used for any purpose at any time other than for the parking and movement of vehicles"</td> <td>To be decided [delegated]</td> </tr> </table>	Z/2014/1615/F	Changes to front, rear and side elevations of car park stand (insertion of louvres and solid panels) and extension to terracing (retrospective application) (clarified description and address)	To be decided [delegated]	Z/2014/1616/F	Changes to rear and side elevations of replacement stand (adjacent to Ravenhill Park Gardens)(insertion of roller shutter doors, repositioning of doors, insertion of glazing and erection of solid panels) and extension to terracing (retrospective application) (clarified description and address)	To be decided [delegated]	Z/2014/1619/F	Groundsmans office, equipment store and photographers room, and alteration and extension to approved stores to include resource managers office, stewards room and kit store (retrospective application) (clarified address)	To be decided [delegated]	Z/2015/0145/F	Retention of car parking in non-compliance with condition 2 of planning permission Z/2010/1319/F "hard surfaced areas shall be constructed and permanently marked in accordance with drawing No P:30 to provide adequate facilities for parking within the site. no part of these hard surface areas shall be used for any purpose at any time other than for the parking and movement of vehicles"	To be decided [delegated]
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4.0	Policy Framework												
4.1	Belfast Metropolitan Area Plan 2015												
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS) PPS8: Open Space, Sport & Outdoor Recreation; PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards												
5.0	<b>Statutory Consultee Responses</b>												
	Transport NI – no objections												
6.0	<b>Non Statutory Consultee Responses</b>												
	Environmental Health – no objections												
7.0	<b>Representations</b>												
	The application has been neighbour notified and advertised in the local press. No representations have been received.												
8.0	<b>Other Material Considerations</b>												
	None												
9.0	<b>Assessment</b>												

9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- The principle of the additional uses at this site;</li> <li>- Impact on visual amenity / character of the area;</li> <li>- Impact on residential amenity.</li> </ul>
9.2	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. The SPPS states PPS8 remains applicable under 'transitional arrangements'.</p>
9.3	<p>Policy OS4 – intensive sports facilities of PPS8 is applicable to this case and states that proposals should be located within settlements and the application complies with this requirement. The policy also sets out 5 criteria with which proposal must satisfy.</p>
9.4	<p><i>There is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated;</i></p> <p>The siting, scale, and massing of the proposal is broadly in accordance with that permitted under the 2010 application and accordingly is acceptable in relation to these aspects. The proposal will not alter the extent, frequency or timing of the sporting activities and environmental health are satisfied that the revised details would not adversely impact on existing residents in terms of noise or light pollution.</p>
9.5	<p><i>There is no adverse impact on features of importance to nature conservation, archaeology or built heritage;</i></p> <p>no features are present on or adjacent to the site and the proposal is therefore acceptable.</p>
9.6	<p><i>Buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;</i></p> <p>The revisions are similar to that previously permitted in terms of scale and design. There will no loss of amenity from the new window positions taking account of their location/separation distances in relation to neighbouring properties. Similarly the location of the gym, mezzanine floor, and bar facilities are located at a sufficient distance from neighbouring properties that amenity will not be adversely affected.</p>
9.7	<p><i>the proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport;</i></p> <p>The proposal will not alter the accessibility aspects previously approved. Access for disability needs is facilitated through provision of level access and lifts etc. The applicant is also required under separate legislation to ensure these requirements are provided. Transport NI has been consulted on the application and has no objections in relation to these aspects.</p>
9.8	<p><i>The road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.</i></p>

9.9	<p>In relation to access, traffic and parking issues, Transport NI has no objections to the proposal and I consider this to be determining in this regard. The proposed revisions will not alter drainage arrangements from that previously permitted. Environmental Health has no objections to the waste disposal arrangements or related matters.</p> <p>No consultees have any objections to the proposal and no representations have been received.</p>
10.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions</p>
11.0	<p>Conditions</p> <p>This permission is valid from the date on which the development was carried out under Section 55 of the Planning Act (Northern Ireland) Order 2011.</p> <p>Reason: Retrospective Application</p>
12.0	<p>Notification to Department (if relevant)</p> <p>N/A</p>



<b>ANNEX</b>	
<b>Date Valid</b>	26th March 2015
<b>Date First Advertised</b>	8th May 2015
<b>Date Last Advertised</b>	4th September 2015
<p><b>Details of Neighbour Notification (all addresses)</b></p> <p>The Owner/Occupier, 1 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 10 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 11 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 12 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 122 Mount Merrion Avenue,Ballymaconaghy,Belfast,Down,BT6 0FS, The Owner/Occupier, 122 Mount Merrion Avenue,Ballymaconaghy,Belfast,Down,BT6 0FS, The Owner/Occupier, 13 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 14 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 15 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 16 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 17 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 18 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 19 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 1a Willowbrook House Mount Merrion Avenue The Owner/Occupier, 21 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 22 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 23 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 24 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 25 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 26 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH, The Owner/Occupier, 27 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX, The Owner/Occupier, 28 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,</p>	

The Owner/Occupier,  
29 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
3 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
30 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,  
The Owner/Occupier,  
31 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
32 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,  
The Owner/Occupier,  
33 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
34 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,  
The Owner/Occupier,  
35 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
36 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,  
The Owner/Occupier,  
37 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
39 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
4 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,  
The Owner/Occupier,  
41 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
43 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
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45 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
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47 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
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49 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
5 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
51 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
518 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BY,  
The Owner/Occupier,  
53 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
55 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
6 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,  
The Owner/Occupier,  
7 Hughes Court,Ballymaconaghy,Belfast,Down,BT6 0LX,  
The Owner/Occupier,  
79 Ravenhill Park,Ballynafoy,Belfast,Down,BT6 0DG,  
The Owner/Occupier,  
8 Ravenhill Park Gardens,Ballynafoy,Belfast,Down,BT6 0DH,  
The Owner/Occupier,  
81 Ravenhill Park,Ballynafoy,Belfast,Down,BT6 0DG,  
The Owner/Occupier,

83 Ravenhill Park, Ballynafoy, Belfast, Down, BT6 0DG, The Owner/Occupier, 85A Ravenhill Park, Ballynafoy, Belfast, Down, BT6 0DG, The Owner/Occupier, 9 Hughes Court, Ballymaconaghy, Belfast, Down, BT6 0LX, The Owner/Occupier, 98 Onslow Parade, Ballynafoy, Belfast, Down, BT6 0AT, The Owner/Occupier, Church Of The Pentecost Church Of Ireland, Mount Merrion Avenue, Ballymaconaghy, Belfast, Down, BT6 0FS, The Owner/Occupier, Olivet Hall, Mount Merrion Avenue, Ballymaconaghy, Belfast, Down, BT6 0FS	
<b>Date of Last Neighbour Notification</b>	17th April 2015
<b>Date of EIA Determination</b>	n/a
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
Drawing No. 01, 02, 03, 04	
<b>Representations from Elected members:</b>	
None	