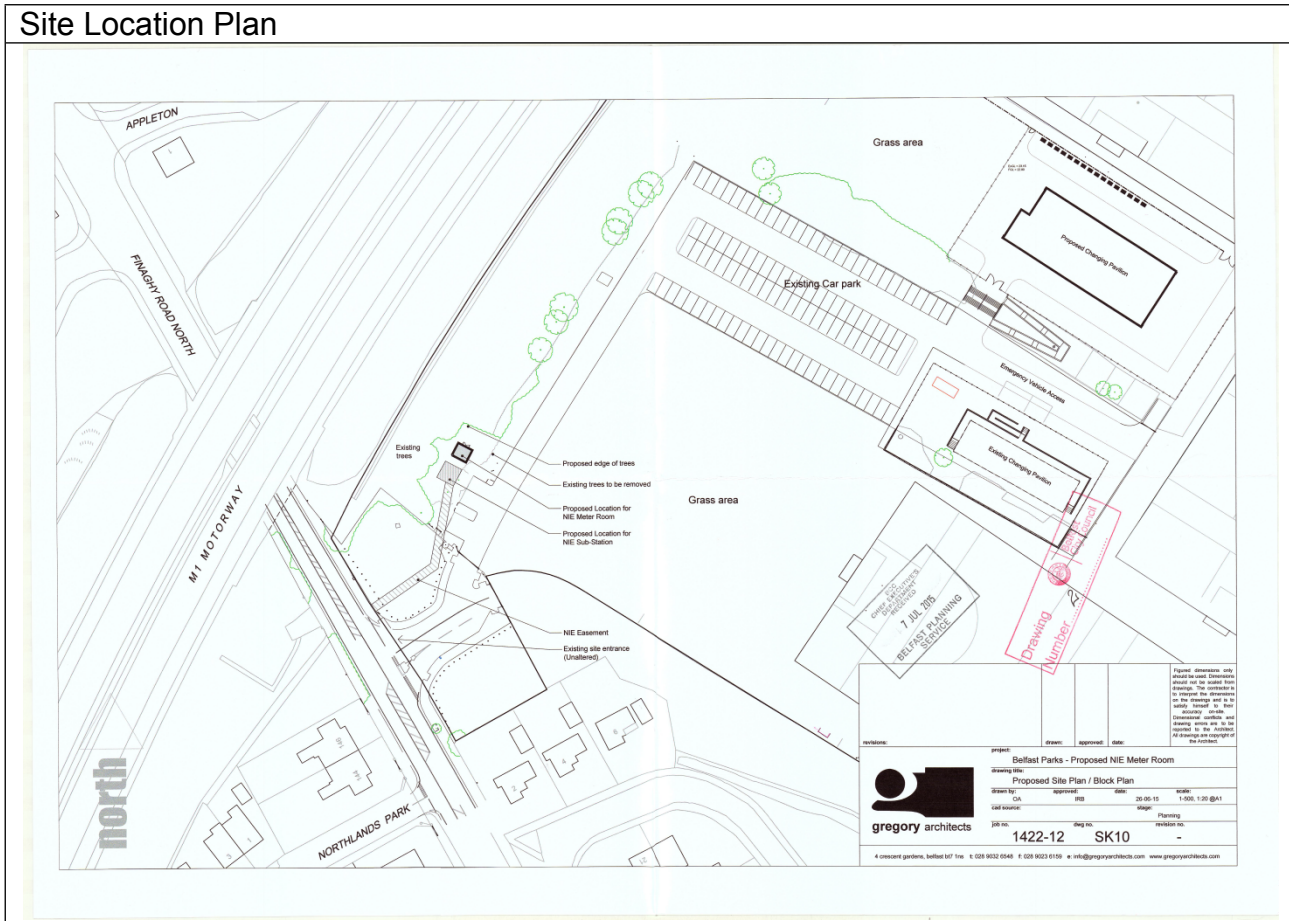


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17/11/2015	Item Number:
Application ID: LA04/2015/0715/F	
Proposal: Proposed NIE Meter Room	Location: Woodlands Park 151 Finaghy Road North Belfast
Referral Route: Belfast City Council application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Project Management Unit, Dept Of Property And Projects, Adelaide Street, Belfast, BT2 8GD	Agent Name and Address: Gregory Architects 4 Crescent Gardens Belfast BT7 1NS
<p>Executive Summary:</p> <p>The proposal seeks full planning permission for a new NIE meter room and associated works. The site is located within Woodlands Playing Fields, off Finaghy Road North in south / west Belfast. The proposal is to be constructed 15m from the northwest boundary, adjacent to the M1 Motorway, 30m from the main entrance gates. To the east of the proposed location is a roadway which provides access to a car park, playing fields and Malone College.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • Principle of development at this location • Design and visual amenity • removal of trees <p>The site is within the development limits for Belfast as designated in Belfast Metropolitan Area Plan and is identified in the plan as an area of existing open space. The proposed meter room will be constructed within a landscaped margin of the playing fields and will not result in any significant loss of open space. It will require the removal of 10 birch trees (unprotected and under 20cm in diameter). These will be replaced by replanting 20 birch trees (heavy standard 14-16cm girth). It is considered that it will not adversely impact on visual amenity or the character of the area.</p> <p>Environmental Health Unit was consulted and has no objection.</p> <p>An approval with a replanting condition as set out in the case officer's report below is recommended.</p>	

Case Officer Report



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Proposed NIE Meter Room at Woodlands Playing Fields. It involves installing a meter room and associated substation, laying underground cables along an easement from Finaghy Road North and the removal and replanting of trees to accommodate the meter room and substation.</p>
2.0	<p>Description of Site</p> <p>The site is located within the Woodlands Playing Fields, off Finaghy Road North in south / west Belfast. The proposal is to be situated 15m from the northwest boundary of the site, adjacent to the M1 motorway, 30m away from the main entrance gates at the south eastern corner of the site. To the east of the proposed location is a roadway which provides access to a car park at grassed pitches and Malone College. On the other side of the road is an open grass area with more pitches beyond.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <ul style="list-style-type: none"> • Z/1976/0746 - FINAGHY ROAD, NORTH - WOODLANDS PLAYING FIELDS - PERMISSION GRANTED • Z/1979/1626 - FINAGHY ROAD NORTH - NEW SPORTS PAVILION - PERMISSION GRANTED • Z/1981/0085 - WOODLANDS PLAYING FIELDS - INSTALLATION OF TEMPORARY CHANGING ROOMS - PERMISSION GRANTED

	<ul style="list-style-type: none"> • Z/2001/2784/F - Woodlands Playing Fields - Replacement changing rooms (anti-vandal units) - PERMISSION GRANTED • Z/2009/1234/F - 45 Finaghy Road North - Proposed multi purpose sports hall with toilets and changing areas - PERMISSION GRANTED • Z/2013/0546/F - Woodlands Park - Changing pavilion and new 3G all weather pitch with associated perimeter and ballstop fencing and floodlighting - PERMISSION GRANTED
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 8 (PPS8), Open Space, Sport and Outdoor Recreation
5.0	Statutory Consultee Responses
	None
6.0	Non Statutory Consultee Responses
6.1	Belfast City Council EHU- No objections subject to an informative Belfast Planning Tree Unit - No objections subject to a condition
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal is for a new NIE meter room and associated works.
9.2	The key issues are: <ul style="list-style-type: none"> • Principle of development at this location • Design and visual amenity • removal of trees
9.3	Principle The site is located within the existing settlement development limit as designated in BMAP. The site is identified as an area of existing open space. The proposal does not conflict with the area plan and will not result in any significant loss of open space. The meter room will be constructed within the landscaped margin of the playing fields, adjacent to the M1 motorway.
9.4	Design The proposed NIE meter room is a 6 degree tilted flat roof structure, 3.5m in height at the higher end and 3.15 the lower. It is 3.35m x 3.8m in area. The walls are to be sand cement render with masonry paint finish resting on a 0.3, brick plinth. The roof is to be Kingspan Profiled metal. In the interests of visual amenity it shall be conditioned that the meter room is painted green.
9.5	
9.6	A substation is proposed 2m away from the meter room, 2.5m x 2.24m x 1.91m (10m cubic capacity). These are considered permitted development as per the Planning (General Permitted Development) Order (Northern Ireland) 2015 Part 14, Class C – Electricity Undertakings - Permitted Development: (b)(ii) substations enclosed in a chamber not exceeding 40 cubic meters in capacity.
9.7	A 2m wide cable easement is to run for 38m from the boundary with Finaghy Road North to the meter room. This is to provide a trench for buried cables.

9.8 9.9	<p>Removal of trees The proposal involves the removal of 10 birch trees of under 20cm diameter and the replanting of 20 birch trees (<i>Betula Jacquemontii</i> Heavy Standard 14-16cm girth). It is considered that the proposal to remove unprotected birch trees subject to the level of replacement planting indicated on drawing number 2 (which states that 20 heavy standard birch will be planted to replace those removed) is acceptable subject to condition.</p> <p>Belfast City Council's Environmental Health Unit was consulted. It has no objection subject to an informative in relation any potential unknown land contamination encountered at the site.</p> <p>Notifications: The proposal was advertised and neighbour notified. No third party comments were received.</p> <p>Paragraph 3.8 of the Strategic Planning Policy Statement for Northern Ireland states that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. I am content that there will be no negative impact on the visual amenity and the surrounding area and therefore I am recommending approval for this scheme.</p>
10.0	<p>Summary of Recommendation: Approval with Condition</p>
11.0 11.1 11.2	<p>Conditions:</p> <ol style="list-style-type: none"> 1. Time limits for commencement. 2. During the first available planting season after the completion of the meter room, 20 replacement trees (Heavy Standard Birch trees, 14-16 cm girth) shall be planted in accordance with the details on Drawing No. 05 date stamped 07 July 2015. <p>Reason: In the interests of visual amenity.</p> <ol style="list-style-type: none"> 3. If within a period of 5 years from the date of the planting of any tree, that tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation. <p>Reason: To ensure provision, establishment and maintenance of a high standard of landscaping.</p> <ol style="list-style-type: none"> 4. The meter room and substation shall be painted green. <p>Reason: In the interests of visual amenity.</p>
12.0	<p>Notification to Department (if relevant) N/A</p>
13.0	<p>Representations from Elected members: N/A</p>

ANNEX	
Date Valid	7th July 2015
Date First Advertised	14th August 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 144 Finaghy Road North, Ballyfinaghy, Belfast, Antrim, BT10 0JE, The Owner/Occupier, 146 Finaghy Road North, Ballyfinaghy, Belfast, Antrim, BT10 0JE, The Owner/Occupier, 2 Orchardville Avenue, Ballyfinaghy, Belfast, Antrim, BT10 0JH, The Owner/Occupier, 4 Orchardville Avenue, Ballyfinaghy, Belfast, Antrim, BT10 0JH, The Owner/Occupier, Woodland House, Finaghy Road North, Ballyfinaghy, Belfast, Antrim, BT10 0JE	
Date of Last Neighbour Notification	4th August 2015
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site plan 02 – Proposed site/block plan 03 – meter room elevations 04 – Tree removal plan 05 – Tree planting plan	