

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 Dec 2015	Item Number:
Application ID: Z/2014/0978/F	Target Date: 31 st October 2014
Proposal: Single storey structure containing synthetic surface sports training pitch with changing facilities and ancillary accommodation.	Location: St Mary's Christian Brother's Grammar School 147a Glen Road Belfast BT11 8NR
Referral Route: Major Application – Site area greater	
Recommendation:	Approval
Applicant Name and Address: Trustees of St Mary's Christian Brothers Grammar 147a Glen Road Belfast BT11 8NR	Agent Name and Address: Isherwood and Ellis 15 Malone Road Belfast BT9 6RT
<p>Executive Summary:</p> <p>The application seeks full planning permission for the erection of a single storey structure containing synthetic surface sports training pitch with changing facilities and ancillary accommodation:</p> <ul style="list-style-type: none"> • The principle of development at this site; • Impact on neighbouring properties; <p>The principle of a sports hall facility at this site was established under planning application Z/2009/0394/F the application effectively seeks to renew that planning permission.</p> <p>The proposal has been assessed against the area plan BMAP 2015 and relevant planning policies and continues to be acceptable</p> <p>Two representations have been received objecting to the proposal raising issues of loss of views and general amenity concerns.</p> <p>Transport NI was consulted and is satisfied with the proposed layout, access, and parking arrangements. Environmental Health has no objections subject to conditions and informatives, and NI Water has no objection in relation to sewerage or flooding.</p> <p>The proposal is in accordance with BMAP, relevant planning policies, and other material considerations, it is recommended that the development is approved subject to Conditions as set out in case officers report.</p>	

Loss of Views

Residents Association raised general concerns raised by local residents in respect of new development.

Characteristics of the Site and Area

1.1 The proposed site is located within the St Marys Grammar School complex off the Glen Road, Belfast. The site falls within the area for the existing associated playing fields and is currently a gravelled / hard-surfaced sports pitch area. To the west of the site is a boundary to the overall complex and comprises fencing with vegetation of varying height. The western boundary is undefined but there is a rising slope beyond. The northern boundary is undefined, with a falling slope to east of the site. The topography of the site is generally level.

1.2 To the west and south adjacent to the site is a school facility which is at a lower level than the application site. The wider locality is predominantly residential and comprises medium density residential development.

Planning Assessment of Policy and Other Material Considerations

2.1 The following policy documents are of relevance to the proposal:

Belfast Metropolitan Area Plan 2015 (BMAP);
PPS1: General Principles;
PPS6: Archaeology & Built Heritage;
PPS8: Open Space, Sport & Outdoor Recreation;
PPS3: Roads Considerations; DCAN 15

2.2 Consultation Responses:

Roads: no objections subject to conditions and informatives
Water: no objections subject to informatives;
Environmental Health: no objections
NIEA : no objections subject to conditions;

2.3 Representations:

8 neighbours were notified and no representations were received following the neighbour notification/advertisement process.

3.0 Planning History

Z/2009/0394/F - Single-storey structure containing synthetic surface sports training pitch with changing facilities and ancillary accommodation. Approved 11th August 2009.

4.0 Consideration:

4.1 Strategic Planning Policy Statement (SPPS) is a material consideration, promoting good design and the protection of amenity.

4.2 Open Space

The application is a resubmission of a previously approved development. Policy considerations are largely unchanged since the previous application was granted, save for the adoption of BMAP and introduction of the Strategic Planning Policy Statement. The open space designation was draft at time of consideration of the previous application - this designation was confirmed

with the adoption of the plan. Therefore PPS8 and the protection of the open space is a material consideration.

4.3 The siting and layout and associated details are as previously approved and were considered compliant with PPS 8. The current proposal will not compromise the provision of open space in the locality as the proposal is for recreational use. This creates a more formal area for sport and recreation which would potentially be more usable throughout the year and in all weather which is considered beneficial to the host community and therefore remains compliant with PPS8.

4.4 Design

The design is as previously approved under Z/2009/0394; there are two distinct elements to the proposal, a large pitched roof sports hall with attached single storey flat roof changing rooms, fitness suite and other associate facilities. The sports hall is to be finished in white render and synthetic P.V.C. roof covering. The changing rooms are also finished in render with additional stone and timber cladding. The height of the sports hall is 9.0m from ground level to ridge, the changing facilities is 3.5m high.

4.5 Residential Amenity

The proposal will not compromise the amenity of any neighbouring properties in terms of dominance, overshadowing, or loss of privacy due to the separation distances to neighbouring properties. The proposed sports hall is to be located to the west boundary of the site and will be to the north of the nearest dwellings. The topography of the area ensures that the dwellings are at a lower level to the site with only the roofs and a section of the upper floor visible from site ground.

It is not anticipated that there will be excessive light or noise pollution from the facility and Environmental Health have raised no concerns, subject to conditions and/or informatives,. The proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues

4.6 Archaeology

In relation to PPS6 NIEA have been consulted with details of an archaeological survey as the site contains archaeological remains, NIEA are content with the details and have no objections to the scheme. Therefore the proposal is considered compliant with the relevant policies in PPS6 Planning Archaeology and Built Heritage.

4.7 Movement, access and Parking

In relation to traffic, access, and parking issues Transport NI were consulted and are satisfied with the proposed layout, access, and parking arrangements. Site will be accessed from the existing driveway for the school an additional section added which will be adjacent to the south boundary of the site terminating at the sports hall car parking area which has sufficient parking for 30 cars.

4.7 Representations

Two letters have been received regarding the proposal, one from a neighbouring resident concerned that the proposal may impact on his parents' home by removing views of the mountain and restricting light to their property. The second letter is from a housing association indicating that a number of tenants had expressed concerns with the proposal and that they would like Planning Service to facilitate a meeting for tenants. The meeting was agreed however, the housing association did not take up the offer of a meeting.

The principle of this sports facility has been established under previous application Z/2009/0394/F potential impacts on proposed neighbouring dwellings formed a consideration in the processing of that application. Environmental Health considered this proposal to be acceptable in terms of potential impact on neighbouring properties and considered noise impacts

to be of an acceptable level. It is well established that there is 'no right to a view', however visual impact of the proposal has been considered and given the difference in levels, this site sits on much higher ground above the residential dwellings and the proposed buildings are set well back from residential properties, set well within the sports grounds, it is considered the impact in terms of visual intrusion will be minimal. There is also a landscaped buffer between the site and residential gardens along the boundary of the site.

4.8. NI Water has no objection in relation to drainage, sewerage or flooding

5.0 Recommendation

The proposal is considered to be in accordance with BMAP and all other relevant policies and material considerations and is recommended for approval subject to conditions as set out below.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval

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.

1.

Reason: Time Limit.

2. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked within the site for the parking of vehicles in accordance with the approved drawing no. 02 bearing the date stamp of 18 July 2014. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the proposed development and shall be permanently retained.

Reason: To ensure adequate incurtilage parking in the interests of road safety and the convenience of road users.

3. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Department 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 the Department in writing, and subsequently implemented and verified to its satisfaction.

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

4. After completing any remediation works required under Condition 3 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Department. 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.

Informatives

1. The purpose of conditions 3 and 4 are to ensure that the site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.

2. The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999. This should be demonstrated through a Site Waste Management Plan (see <http://www.nibusinessinfo.co.uk/content/meet-construction-site-wastemanagement-plan-swmp-obligations>)

3. WM recommends that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent conditions

ANNEX

Date Valid	18th July 2014
Date First Advertised	1st August 2014
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1,2A Glen Road Heights,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8HQ,
The Owner/Occupier,
147A Glen Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8BW,
The Owner/Occupier,
147B Glen Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8BX,
The Owner/Occupier,
147C Glen Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8BX,
The Owner/Occupier,
147D Glen Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8BX,
The Owner/Occupier,
147E Glen Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8BX,
Clanmil Housing Group
3, Waring Street, Belfast, Antrim, Northern Ireland, BT1 2DX
The Owner/Occupier,
50 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RF
The Owner/Occupier,
52 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RF
The Owner/Occupier,
54 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RF
The Owner/Occupier,
56 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RF
The Owner/Occupier,
58 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RF
The Owner/Occupier,
60 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RF
The Owner/Occupier,
62 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RF
The Owner/Occupier,
63 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RG
The Owner/Occupier,
65 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RG
The Owner/Occupier,
67 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RG
The Owner/Occupier,
69 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RG
The Owner/Occupier,
71 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RG
The Owner/Occupier,
73 Caffrey Avenue,Ballydownfine,Andersonstown,BELFAST,Co. Antrim,BT11 8RG

The Owner/Occupier,
 75 Caffrey Avenue, Ballydownfine, Andersonstown, BELFAST, Co. Antrim, BT11 8RG
 Seamus Downey
 75, Caffrey Avenue, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8RG
 The Owner/Occupier,
 La Salle Boys' Junior School, Glen
 Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 8BQ,
 The Owner/Occupier,
 La Salle Boys' School Edenmore Drive Ballydownfine

Date of Last Neighbour Notification	31st July 2014
Date of EIA Determination	
ES Requested	No

Planning History

Ref ID: Z/2006/1523/O
 Proposal: Major mixed use regeneration scheme comprising a new residential neighbourhood, local centre, employment units, landscaping and associated infrastructural works
 Address: Site of former InBev Brewery, 149 Glen Road, Belfast, BT11 8BY
 Decision:
 Decision Date: 13.06.2007

Ref ID: Z/2009/0394/F
 Proposal: Single-storey structure containing synthetic surface sports training pitch with changing facilities and ancillary accommodation.
 Address: St. Mary's Christian Brothers Grammar School, 147a Glen Road, Belfast BT11 8NR
 Decision:
 Decision Date: 14.08.2009

Ref ID: Z/2000/1630/F
 Proposal: Provision of ramped access to classrooms
 Address: 147a Glen Road, Belfast
 Decision:
 Decision Date: 26.08.2000

Ref ID: Z/1993/2789
 Proposal: Alterations and extension to existing grammar school
 Address: ST MARYS CHRISTIAN BROTHERS GRAMMAR SCHOOL, GLEN ROAD, BELFAST BT11
 Decision:
 Decision Date:

Ref ID: Z/2014/0978/F

Proposal: Single storey structure containing synthetic surface sports training pitch with changing facilities and ancillary accommodation.

Address: St Mary's Christian Brother's Grammar School, 147a Glen Road, Belfast, BT11 8NR,

Decision:

Decision Date:

Summary of Consultee Responses

No objection with conditions and informatives

Drawing Numbers and Title

Representations from Elected Members

None

Drawing No. 01
Type: site location
Status: Submitted

Drawing No. 02
Type: floor plan, site layout
Status: Submitted

Drawing No. 03
Type: proposed elevations
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: