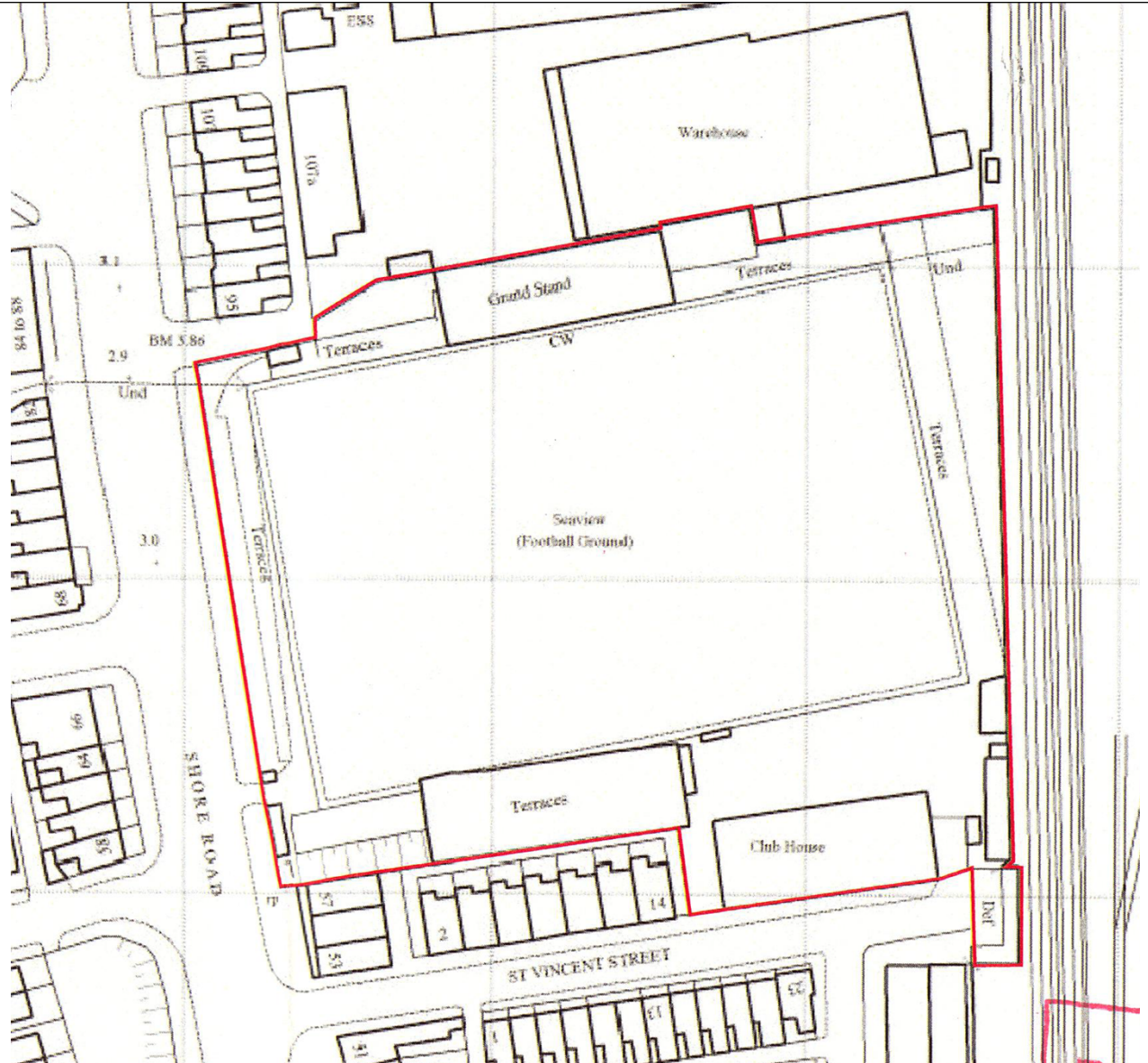


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 Dec 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2015/0018/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed replacement stand (1246 seats) to include parking provision, changing rooms & associated required football rooms, offices on upper floors, new vehicle entrance from Shore Road (amended plans)	<b>Location:</b> Crusaders Football Club Saint Vincent Street Belfast BT15 3QG
<b>Referral Route:</b> Major Planning Application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Crusaders Sport & Social Development Trust	<b>Agent Name and Address:</b> Fresh Design 667 Shore Road White Abbey BT37 0ST
<p><b>Executive Summary:</b> The application seeks full planning permission for the erection of a replacement Stand with parking provision, changing rooms and associated football rooms, offices and new vehicle entrance from Shore Road:</p> <ul style="list-style-type: none"> <li>• The principle of a new Stand at this location;</li> <li>• Scale, mass and design</li> <li>• Impact on neighbouring properties;</li> <li>• Impact on traffic flow;</li> </ul> <p>The site is located within the development limits for Belfast and on land zoned as existing open space within BMAP. The proposal has been assessed against the Strategic Planning Policy Statement: and relevant policies and guidance including Planning Policy Statements 8 and 3 in respect of open space, sport and recreation and Movement, access and Parking</p> <p>The principle of a replacement Stand on this site is considered acceptable as it is compatible with the existing established land use as a sports stadium and compliant with PPS8 and will not significantly impact on traffic flow and the amenity of neighbouring residents. Whilst the proposed represents a greater mass and scale than exists it is considered acceptable.</p> <p>The proposal complies with the Area Plan and relevant policy and guidance.</p> <p>Consultees offer no objection</p> <p>One representation has been received but later withdrawn</p> <p>It is recommended that the application is approved subject to conditions.</p>	

## Case Officer Report

### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	NI Water - Strategic Applications	No objection
Non Statutory	Env Health Belfast City Council	Add Info Requested
Non Statutory	NIEA	No objection
Non Statutory	Env Health Belfast City Council	No Objection

#### 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
Summary of Issues N/A	
<p>Characteristics of the Site and Area</p> <p>1.0 Description of Proposed Development</p> <p>1.1 Proposed replacement stand (1246 seats) to include parking provision, changing rooms &amp; associated required football rooms, offices on upper-floors, new vehicle entrance from Shore Road. Stand will replace existing South stand which backs onto houses on St. Vincent Street. The stand will be of a similar height to the existing stand but will run the entire length of the pitch. The ground-floor area under the seating area will include changing and treatment rooms and a toilet block. The upper floor will include food and drink outlets to either end of the stand and will facilitate a connection to existing clubhouse. The capacity of the existing Stand has been indicated at 1300 (1120 seating, 180 standing) the proposed Stand is to have a seating capacity of 1246 a reduction of 54.</p> <p>2.0 Description of Site</p> <p>2.1 Established football stadium directly off York Road, Belfast. The pitch is almost completely enclosed on all four sides by existing stands, two main stands at either side with smaller stands at the west and east ends. The four corners of the stadium are open. A two storey clubhouse is located in the south-east corner of the site adjacent to a row of terraced houses on St. Vincent Street.</p> <p>Predominantly high density inner city residential area characterised by rows of established red bricked two storey terraced dwellings off the narrower side street and lower density terraced and detached units off the York Road with intermittent non-residential uses.</p>	
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>3.0 <u>Site History</u></p> <p>3.1 There have been a number of planning applications approved on the site previously which will be detailed later in the report. However, none are of particular relevance to this proposal.</p> <p>4.0 <u>Policy Framework</u></p> <p>4.1 Belfast Metropolitan Area Plan 2015 - Site is located within the existing settlement/development limit and zoned as existing open space</p> <p>4.2 Strategic Planning Policy Statement</p> <p>4.3 Planning Policy Statement 3 (Parking, Access and Movement) (PPS3)</p> <p>4.4 Planning Policy Statement 8 – Open Space, sport and Recreation</p> <p>5.0 <u>Statutory Consultees Responses</u></p> <p>5.1 DRD Transport NI – no objection.</p> <p>6.0 <u>Non Statutory Consultees Responses</u></p> <p>6.1 BCC Environmental Health – no objection</p>	

## 7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. One third party comment has been received, concerns regarding parking/traffic management; this objection was subsequently withdrawn.

## 8.0 Assessment

### 8.1 Area Plan

The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the assessment of all other material considerations. The planning consideration is detailed below.

### 8.2 SPPS

The SPPS requires development to comply with the Area plan, and to cause no harm to other areas of acknowledged importance. Areas of acknowledged importance in this case are the design of the proposal which may have impacts on the surrounding character of the area; impact on the neighbouring amenity and potential impacts on human health from ground contaminants and potential increase in noise and nuisance levels.

8.3 The principle of the proposal is acceptable in this area with the established football stadium being a dominant feature in the locality for many years.

### 8.4 Design

In terms of design, the new stand is typical of this type of construction. It has a mono-pitched roof falling towards a flat roof section which will sit adjacent to the rear of St Vincent Street. This flat roof element, located 6.2m from the rear wall of the terraced row, is 9.2m high. The stand is to be 106.5m long and will run the entire length of the pitch and thus will extend beyond the end terrace house at No. 2 St. Vincent Street and also beyond the eastern end of the existing clubhouse.

### 8.5 Impact on Neighbouring Amenity

The dwelling at No. 2 currently has a limited outlook achieved via the existing Stand being approximately 3m short of the side gable wall. The massing of the new stand will undoubtedly lead to an increased impact on the terraced row particularly to the rear of no.2. The extended length of the proposed Stand has the potential to lead to a loss of daylight to the rear of this property. However, given the north facing orientation of the rear of the dwelling there should be no significant loss of direct sunlight. There is also the potential that the extended stand will create an increased sense of enclosure on the terraced row.

8.6 Similarly to the other end of the terrace (No. 14) there is a gap to the north-east of the dwelling, between the end of the Stand and the gable of the clubhouse, this enables a degree of light to reach the rear of the dwelling and gives a degree of outlook from the rear, albeit limited. The Stand proposed is to now extend the entire length of the pitch it will enclose this space. A stairwell and lift-shaft to the rear of the Stand could also increase the impact; the agent was asked to address this issue and amended plans reducing the projection of the stairwell was submitted to mitigate the impact.

8.7 Taking into consideration the high density nature of the area and that the established use on site is a football stadium with existing Stands in place, and that mitigating action has been taken to reduce the potential impact of the stairwell, I am content that the impact on no.14 is at an acceptable level.

8.8 The remaining outstanding consideration is the increased impact on no.2 St Vincent Street and whether this is sufficient to warrant a recommendation for refusal. It is considered that the impact on no.2 will, on balance, be acceptable, the current outlook is limited, the loss of daylight

is not quantifiable and maybe negligible given the rear of the terrace lays on the east-west axis, there will be no loss of direct sunlight given the northern orientation of the rear of the terrace. The residents have been informed of the development and have raised no objection to the proposal; no comments have been received from the terrace on St Vincent Street.

#### 8.9 Scale and Mass

In terms of the scale, massing and overall appearance of the new stand I am of the opinion that although it is a considerable increase in bulk from the existing stand there will be no adverse impact given that this is an established recreational ground and the character of the stadium as a single entity will be maintained.

#### 8.10 Contamination

Environmental Health Services were consulted having considered the proposal they have stated that the site of the proposed development is located in close proximity to land which is subject to a current and former land use types that have potential to cause contaminated land and may pose a risk to human health. These land use types are known to include:

- A existing railway line adjacent to the eastern boundary of the site.
- A former landfill site located to the east of the site.
- A former shore line and concrete works.
- A current food manufacturing plant (Duncrue Food Processors) located to the east of the site.
- Electricity substation located north of the site.

Environmental Health are satisfied, having considered contamination reports, that any potential risk to human health can be controlled by inclusion of a planning condition.

#### 8.11 Noise Impact

Environmental Health have also expressed concerns that occupants of nearby residential premises in the vicinity of the football ground may suffer intermittent disturbance and loss of amenity due to noise arising from plant and equipment associated with the proposed development. However they have offered no objection to the proposal and have asked that an informative is attached to any planning approval should approval be forthcoming. This informative is detailed at the end of this report.

#### 8.12 Access, Movement and Parking

Spectator access to the site is proposed to remain through the existing accesses at Shore Road and St. Vincent Street. 16 in stadium parking spaces, below proposed Stand, are to be provided access to these spaces is via the Shore Road and exit via St. Aubans Street. TransportNI were consulted following consideration they offered no objection to the proposal.

#### 9.0 Recommendation

The proposal is in accordance with BMAP and having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

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.

Reason: Time Limit.

2. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.

3. The vehicular access shall be provided in accordance with the approved plan, prior to the commencement 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.

4. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. 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: For the protection of environmental interceptors

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

Reason: For the protection of environmental interceptors

6. All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Pollution Prevention Guidance (PPG2, PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process Condition 5 will apply.

Reason: For the protection of environmental interceptors

#### Informatives

1. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

2. Notwithstanding the terms and conditions of Belfast City Council's approval set out above,

you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is 148-158 Corporation Street, BELFAST, BT1 3DH. A monetary deposit will be required to cover works on the public road.

3. All construction plant and materials shall be stored within the curtilage of the site.
4. Provision shall be made to the satisfaction of TransportNI, to ensure that surface water does not flow from the site onto the public road.
5. The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby premises.
6. Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.
7. Foul sewer within 20m of your proposal, consultation with NIW is required to determine how your proposal can be served.
8. No surface water sewer within 20m of your proposal, you may wish to apply to NIW to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage.
9. The applicant is advised to contact NIW through its Customer Relations Centre on 08457 440088 or [waterline@niwater.com](mailto:waterline@niwater.com), upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.
10. Although it has been determined above if NIW infrastructure is within 20m of this proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to determine how this proposal may be served.
11. The purpose of the Conditions 4 – 6 is to ensure that any 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
12. 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.

13. WM recommend 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.

14. POLLUTION CONTROL AND LOCAL GOVERNMENT (NI) ORDER 1978

The applicant is advised to refer to Belfast City Council's Noise Control Advice Note for Construction and Demolition Sites (available at <http://www.belfastcity.gov.uk/buildingcontrol-environment/noisecontrol/typesofnoise.aspx>.) and British Standard 5228-1:2009 – Code of practice for noise and vibration control on construction and open sites – Part 1:Noise.

15.CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby premises.



<b>ANNEX</b>	
<b>Date Valid</b>	17th December 2014
<b>Date First Advertised</b>	13th November 2015
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification (all addresses)</b></p> <p>The Owner/Occupier, 10 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, 101 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 103 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 105 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 107 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 107A Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 107B Shore Road, Skegoneill, Belfast, Antrim, BT15 3BB, The Owner/Occupier, 107B Shore Road, Skegoneill, Belfast, Antrim, BT15 3PB, The Owner/Occupier, 12 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, 14 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, 16 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, 2 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, 29B Shore Road, Skegoneill, Belfast, Antrim, BT15 3PG, The Owner/Occupier, 30 St. Aubyn Street, Skegoneill, Belfast, Antrim, BT15 3QF, The Owner/Occupier, 4 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, 53 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 55 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 57 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL, The Owner/Occupier, 58 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY, The Owner/Occupier, 59-93, Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ, The Owner/Occupier, 6 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG, The Owner/Occupier, 60 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,</p>	

The Owner/Occupier,  
62 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,  
The Owner/Occupier,  
64 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,  
The Owner/Occupier,  
66 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,  
The Owner/Occupier,  
68 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
70 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
72 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
72A Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
74 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
74 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
76 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
76A Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
76B Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
76C Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
78-82, Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
8 St. Vincent Street, Skegoneill, Belfast, Antrim, BT15 3QG,  
The Owner/Occupier,  
80 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
82 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
86-88, Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
95 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL,  
The Owner/Occupier,  
97 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL,  
The Owner/Occupier,  
99 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PL,  
The Owner/Occupier,  
Apartment 1, 74A Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
Apartment 2, 74A Shore Road, Skegoneill, Belfast, Antrim, BT15 3PZ,  
The Owner/Occupier,  
Flat 10, 66 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,  
The Owner/Occupier,  
Flat 2, 66 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,  
The Owner/Occupier,  
Flat 3, 66 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,  
The Owner/Occupier,  
Flat 4, 66 Shore Road, Skegoneill, Belfast, Antrim, BT15 3PY,  
The Owner/Occupier,

Flat 5,66 Shore Road,Skegoneill,Belfast,Antrim,BT15 3PY, The Owner/Occupier, Flat 6,66 Shore Road,Skegoneill,Belfast,Antrim,BT15 3PY, The Owner/Occupier, Flat 7,66 Shore Road,Skegoneill,Belfast,Antrim,BT15 3PY, The Owner/Occupier, Flat 8,66 Shore Road,Skegoneill,Belfast,Antrim,BT15 3PY, The Owner/Occupier, Flat 9,66 Shore Road,Skegoneill,Belfast,Antrim,BT15 3PY,	
<b>Date of Last Neighbour Notification</b>	16th October 2015
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: Z/2010/1055/F Proposal: Demolition of existing terrace and toilet blocks, construction of 2 new stands and associated toilet and turnstile blocks. Address: Crusaders Football Club, Seaview, Shore Road, Belfast, BT15 3PL, Decision: Decision Date: 26.11.2010  Ref ID: Z/2001/2857/F Proposal: Replacement of 18m floodlight pole and floodlights; installation of three no. 1.7m 3G antennae, two no. 300mm transmission dishes and associated equipment cabins to be housed within a blockwork plantroom Address: Crusaders Football Club, Seaview, Shore Road, Belfast, BT15 3QC Decision: Decision Date: 12.03.2002  Ref ID: Z/2000/2721/F Proposal: Proposed new toilet block for Crusaders football ground Address: Crusaders Football Club, St Vincent Street, Belfast, BT15 3QG Decision: Decision Date: 08.01.2001	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	
<b>Representations from Elected Members:</b> None	