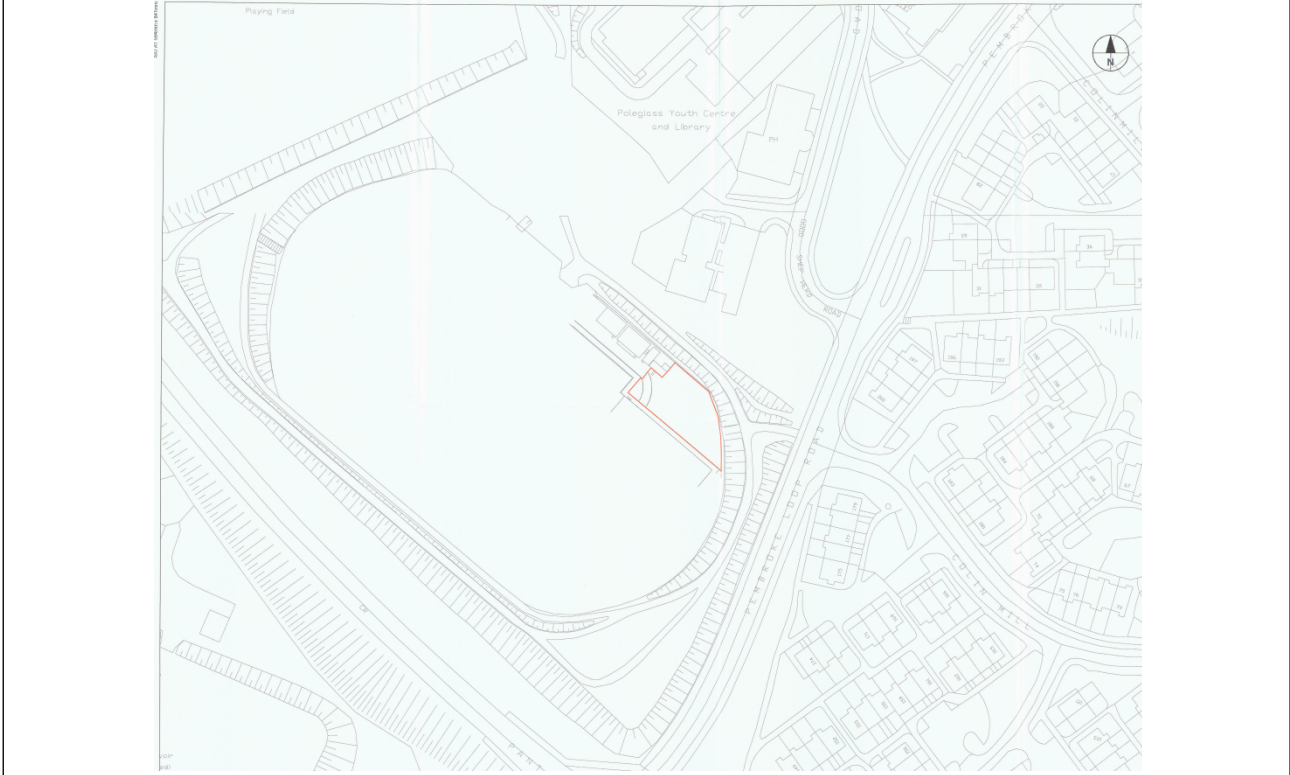


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 March 2016	
Application ID: LA04/2016/0056/F	
Proposal: Play Park Facility	Location: Colin Valley FC Good Shepherd Road Dunmurry Belfast BT17 0PP
Referral Route: Belfast City Council Application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address: AECOM 9th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary:</p> <p>The application seeks permission to provide a new play park facility at Colin Valley. The main issues to be considered in the case are;</p> <ul style="list-style-type: none"> • Residential amenity • Impact on open space <p>The proposal has been assessed against Planning Policy Statement 8 and is considered compliant.</p> <p>Consultees offered no objections to the scheme, no objections or representations were made.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>Planning permission is sought for a new play park facility</p>
2.0	<p>Description of Site</p> <p>The site is located off Good Shepherd Road, Belfast and is accessed via a gated lane way adjacent to some derelict buildings. The site contains an area of flat open grassed land bounded by 2m high palisade fencing and mature vegetation. It is surrounded by playing fields and enclosed multipurpose games area. Immediately adjacent to the site are a number of modular units containing changing facilities and storage.</p> <p>The site is located within the development limits and within an area of open space and recreation.</p>

Planning Assessment of Policy and other Material Considerations

3.0	<p>Site History</p> <p>None Relevant</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS)</p>

	PPS8: Open Space, Sport & Outdoor Recreation
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – no objections
6.4	Transport NI – No objections
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal seeks planning permission for a children’s play park facility on lands within an existing recreational area, the land is currently vacant and lies adjacent to multipurpose games area. The playground will involve resurfacing of the area; it will contain a number of play structures enclosed by a 1.2m fence with a tarmac path around the outside.
9.2	The area is designated as an area of Existing Recreation and Open space as outlined in BMAP. Policy OS 1 – Protection of Open Space applies to all areas of existing open space and states that development will not be permitted if it would result in a loss of open space. It is considered that the proposal will not result in a loss; it will bring an area of vacant land into use whilst still maintaining outdoor recreational function.
9.3	The nearest property is located approximately 20m from the site. The houses sit at a lower level than the site and are not visible due to the boundary treatments and screening from the vegetation. The proposal is therefore unlikely to have any impact on the amenity of neighbouring residents due to noise, overshadowing or loss of privacy.
10.0	Summary of Recommendation:
10.1	The scheme as shown in the drawings is acceptable and it complies with planning policy. The proposed development will not have a negative impact on residential amenity by way of noise or loss of privacy and is not considered as a loss of open space. No objections or representations were received. After taking into account all relevant information, including current planning policy, previous history and the current drawings approval is recommended
11.0	Conditions
	1. Time Limits for commencement
	Informative

	<p>1. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011</p> <p>Should any unforeseen ground contamination be encountered during the development and in order to protect human health, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with the current government guidance (Model Procedures for the Management of land Contamination CLR11) that details the nature of the risks and any necessary mitigation measures and verification (if required) should be prepared and submitted for appraisal.</p> <p>2. 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.</p> <p>3. All construction plant and materials shall be stored within the curtilage of the site.</p>
12.0	Notification to Department (if relevant) N/A
13.0	Representations from Elected members: N/A

ANNEX	
Date Valid	18th December 2015
Date First Advertised	29th January 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Pembroke Loop Road, Poleglass, Springbank Industrial Estate, Dunmurry, Antrim,, The Owner/Occupier, 178 Colinmill, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AT, The Owner/Occupier, 179 Colinmill, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AT, The Owner/Occupier, 2 Good Shepherd Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0PP,</p>	
Date of Last Neighbour Notification	15th February 2016
ES Requested	No
Drawing Numbers and Title	
<p>01 – Site Location Plan 02 – Site Layout 03 – Site Layout</p>	