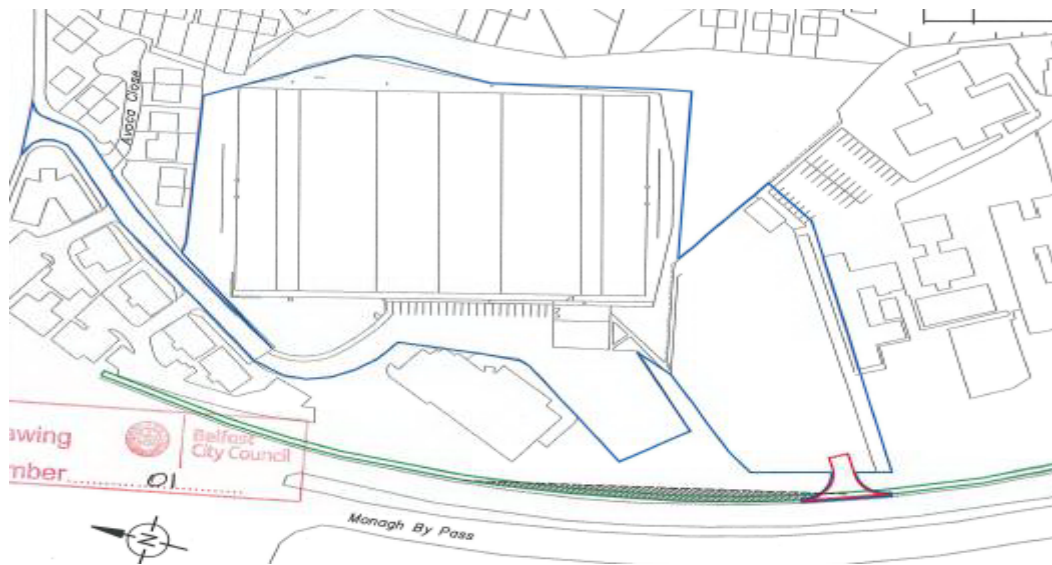


## Development Management Officer Report Committee Application

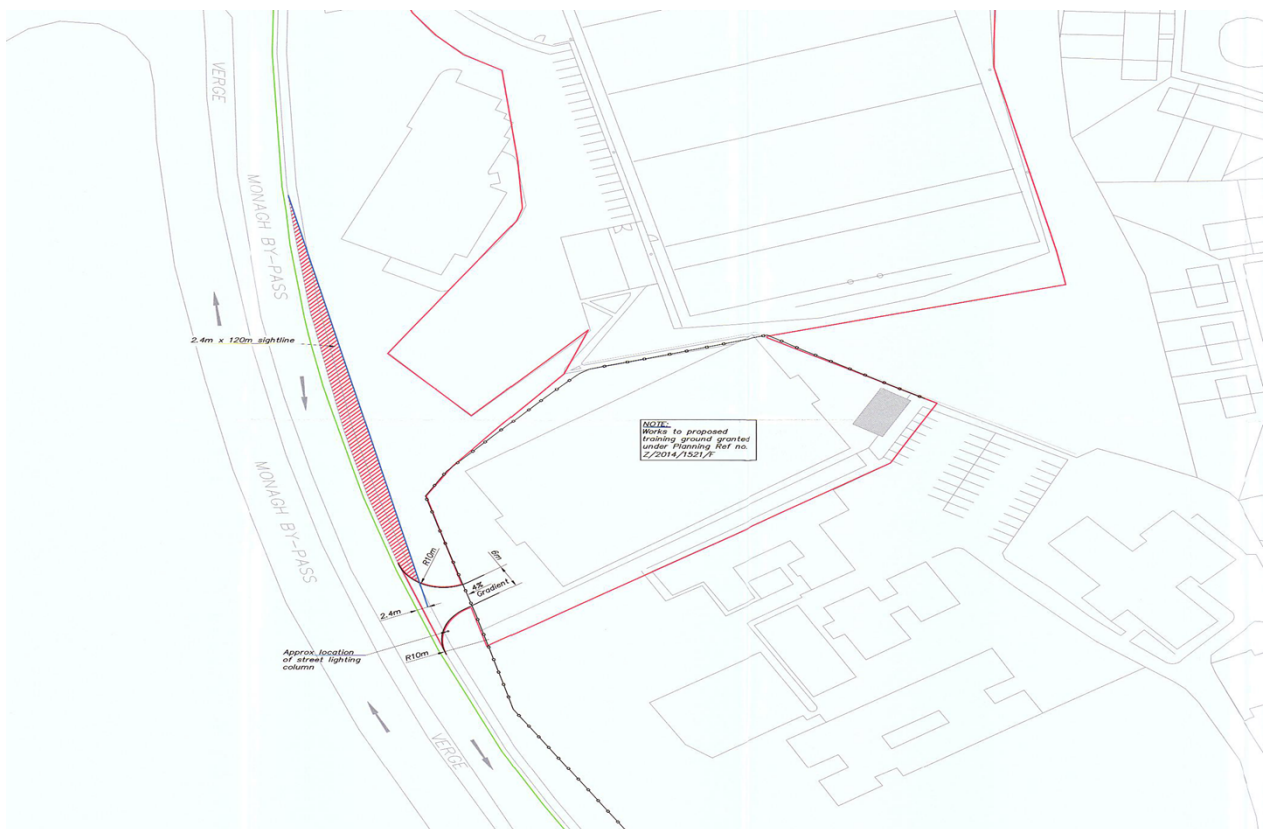
<b>Summary</b>	
<b>Committee Meeting Date: 17 January 2017</b>	
<b>Application ID:</b>	LA04/2016/2448/F
<b>Proposal:</b> Proposed temporary site access to serve the development of a 3G training pitch adjacent to existing Gort Na Mona GAC pitch. Pitch proposals detailed in planning application Z/2014/1521/F	<b>Location:</b> Gort Na Mona GAC Upper Springfield Road Belfast BT12 7QX
<b>Referral Route: BCC Interest</b>	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Gort Na Mona GAC Upper Springfield Road Belfast BT12 7QX	<b>Agent Name and Address:</b> Doran Consulting Norwood House 96-102 Great Victoria Street Belfast BT2 7BE
<p><b>Executive Summary:</b></p> <p>The application seeks permission for temporary site access to serve the development of a 3G training pitch adjacent to the existing Gort Na Mona GAC Pitch which was previously granted approval under application Z/2014/1521/F.</p> <p><b>Area Plan</b></p> <p>The temporary access is proposed from the Monagh By-pass which is a protected route. The site is unzoned in the Belfast Metropolitan Area Plan 2015.</p> <p>The main issue to be considered is:</p> <ul style="list-style-type: none"> <li>• Road Safety</li> </ul> <p>The proposal conforms to the area plan zoning and planning policy. Transport NI is content with the proposal subject to conditions.</p> <p>It is recommended that the application is approved subject to conditions including removal of the access and reinstatement of the land after 24 months from the date of permission as set out in the report.</p> <p>No representations were received from third parties</p>	

## Case Officer Report

### Site Location Plan



### Proposed plans



1.0	<b>Description of Proposed Development</b>
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1.1	The proposal is for proposed temporary access to serve the development of a 3G training pitch adjacent to the existing Gort Na Mona GAC pitch
2.0	<b>Description of Site</b>
2.1	The site is located at Gort Na Mona GAC, Springfield Road, Belfast. The access is proposed from Monagh Bypass which is a dual carriageway. Access is sought to facilitate the development and upgrade of existing playing facilities which comprise of a training pitch enclosed by a 1.2m high fence, floodlighting and a ball stop fence. Holy Trinity Primary School are located adjacent to the site.
2.2	Beyond the application site, the immediate area is a predominately residential in nature, characterised by two storey town houses. To the north of the site the area is rural with the Belfast Hills and Black Mountain beyond.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Site History</b>
3.1	Z/2014/1521/F- Gort Na Mona GAC, Upper Springfield Road. New 3G Training pitch with 1.2m fence, 12.19m high floodlights, associated groundworks, new 4.2m high ballstop fence, new 12m high & 30m wide ball catch netting, new dugouts & safe standing area. Permission Granted 22/06/2015
4.0	<b>Policy Framework</b>
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3- Access, Movement and Parking
5.0	<b>Statutory Consultees</b>
5.1	Transport NI- No objection- Conditions attached
6.0	<b>Non-Statutory Consultees</b>
6.1	Environmental Health- No Objection
7.0	<b>Representations</b>
	None
8.0	<b>Other Material Considerations</b>
8.1	None
<b>9.0 Assessment</b>	
<b>BMAP</b>	
9.1 The site containing the 3G pitch is zoned as whiteland with no designated use leading to an area of open space as identified in the Belfast Metropolitan Area Plan 2015. The Monagh Bypass is a protected route.	
<b>Principle of development</b>	
9.2 The application seeks permission for temporary site access to serve the development of a 3G training pitch adjacent to the existing Gort Na Mona GAC Pitch. Planning permission was granted for new 3G Training pitch with 1.2m fence, 12.19m high floodlights, associated groundworks, new 4.2m high ballstop fence, new 12m high & 30m wide ball catch netting, new dugouts and a standing area under planning reference Z/2014/1521/F. Temporary site access is being sought after to to facilitate the development and upgrade of existing facilities and enable a suitable access to the training pitch area without compromising existing sport and leisure facilities. The access consists of 6m wide road with 10m radius bends at the entrance of the Monagh Bypass.	

9.3 Policy AMP2 of PPS 3 refers to access to public roads. Planning permission will only be granted where access does not prejudice road safety or significantly inconvenience the flow of traffic and does not conflict with Policy AMP 3 Access to Protected Routes.

9.4 Policy AMP3 States that planning permission will only be granted for a development proposal involving direct access or the intensification of the use of an existing access in exceptional circumstances or where the proposal is of regional significance. In the case of protected routes within settlement limits planning permission will only be granted where access cannot reasonably be taken from an adjacent minor road.

9.5 The proposal is temporary for a period of 24 months to allow access to the previously approved 3G pitch and associated development. Transport NI was consulted and offered no objection. It is therefore considered that the new temporary access will not prejudice road safety or significantly inconvenience the flow of traffic in the vicinity. Therefore the principle of the development is considered acceptable.

#### **Consultations**

9.6 Environmental Health was consulted and offered no objection to the proposal.

#### **Publicity**

9.7 The application has been neighbour notified and advertised in the local press. No objections have been raised to this proposal.

#### **Strategic Planning Policy Statement for Northern Ireland**

9.8 The development is in keeping with the above policy in that it will not cause demonstrable harm to interests of acknowledge importance. It is compatible with its surroundings and does not unacceptably affect the existing land use or main school buildings.

<b>10.0</b>	Summary of Recommendation: Having regard to the policy context the proposals considered acceptable and planning permission is recommended subject to conditions set out below:
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**11.0 Neighbour Notification Checked:** Yes

#### **12.0 Conditions:**

1. The temporary access hereby permitted shall after a period of 24 months be permanently closed and the footway and verge properly reinstated to the satisfaction of Transport NI.  
  
*Reason:* In order to minimise the number of access points onto the public road/Protected Route in the interests of road safety and the convenience of road users.
2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. PP C 002, bearing the date stamp 14 November 2016, 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.
3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and

kept clear thereafter.

*Reason:* To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

4. The access gradient hereby permitted shall not exceed 4% (1 in 25) over the first 10 metres outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

*Reason:* To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

*Reason:* In the interest of road safety and the convenience of road users.

6. Gates or security barriers at the access shall be located a minimum of 18 metres from the edge of the public road, to allow the largest expected vehicle to stop clear of the public road when the gates or barriers are closed.

*Reason:* To ensure waiting vehicles do not encroach onto the carriageway.

7. The temporary access hereby permitted shall not become operational until effective vehicle wheel washing facilities have been installed and brought into operation and should remain in operation for the lifetime of the development approved.

*Reason:* To prevent the carry-over of mud or debris onto the public road in the interests of road safety and convenience.

<b>13.0</b>	<b>Notification to Department (if relevant)</b>  N/A
<b>14.0</b>	<b>Representation from elected member:</b>  N/A

<b>ANNEX</b>	
<b>Date Valid</b>	17th November 2016

<b>Date First Advertised</b>	2nd December 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, Gort Na Mona GAC, Upper Springfield Road, Belfast BT12 7QX The Owner/Occupier, Holy Trinity Primary School, Belfast BT11 8EG	
<b>Date of Last Neighbour Notification</b>	30th November 2016
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Planning History</b> Z/2014/1521/F- Gort Na Mona GAC, Upper Springfield Road. New 3G Training pitch with 1.2m fence, 12.19m high floodlights, associated groundworks, new 4.2m high ballstop fence, new 12m high & 30m wide ball catch netting, new dugouts & safe standing area. Permission Granted 22/06/2015	
<b>Summary of Consultee Responses</b> TNI – No objections subject to conditions Environmental Health – No objections	
<b>Drawing Numbers and Title</b>	
Drawing No 01 Proposed Site Location Plan Drawing No 02 Proposed Plans	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Not required Response of Department:	