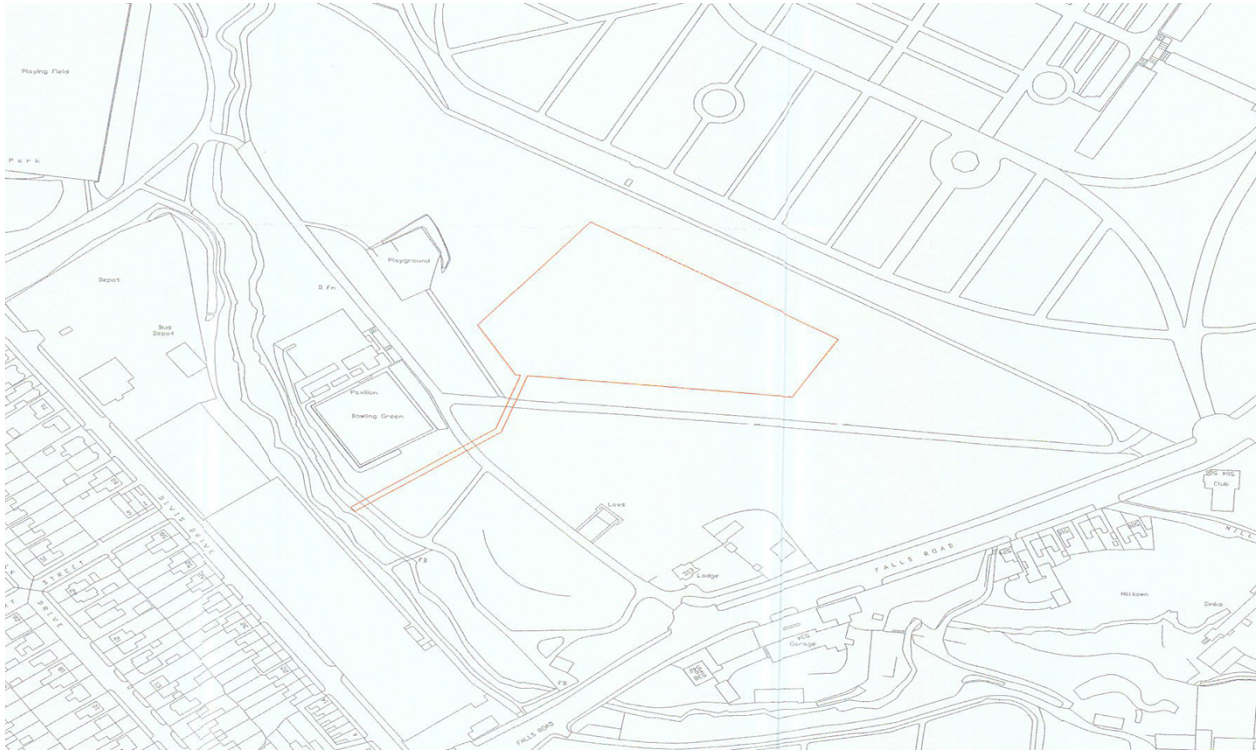


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 11 <sup>th</sup> April 2017	<b>Item Number:</b>
<b>Application ID:</b> LA04/2017/0320/F	<b>Target Date:</b>
<b>Proposal:</b> Open space enhancement to include fibre sand reinforced grass area with associated land drainage. Existing levels regulated.	<b>Location:</b> Lands including Falls Park in West Belfast BT126EQ
<b>Referral Route: BCC Application</b>	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Belfast City Council	<b>Agent Name and Address:</b> AECOM 9th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p><b>Executive Summary:</b></p> <p>The application seeks permission for enhancement of the existing area of open space comprising a change of surface from existing grass to a fibre sand reinforced grass area with associated land drainage area. Existing levels are to be regulated to remove undulations.</p> <p><b>Area Plan</b></p> <p>The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015 and is zoned as Existing Open Space. The site also falls within an Urban Landscape Wedge, a Local Landscape Policy Area and within the Falls Park Historic Park, Garden and Demesne as set out in Belfast Metropolitan Area Plan 2015.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The effect of the proposal upon the character and appearance of the area</li> <li>• Impact on amenity</li> </ul> <p>The proposal conforms to the area plan zoning and planning policy. The proposed open space enhancement is considered acceptable and will not adversely impact on the character of the area.</p> <p>It is recommended that the application is approved subject to conditions as set out in the report.</p>	

Case Officer Report

Site Location Plan



1.0	<b>Description of Proposed Development</b>
1.1	The application seeks permission for enhancement of the existing area of open space comprising a change of surface from existing grass to a fibre sand reinforced grass area with associated land drainage area. Existing levels are to be regulated to remove undulations.
2.0	<b>Description of Site</b>
2.1	The site is an irregular portion of land within the wider Falls Park and is accessed via the Falls Road. Falls Park is a public park and contains a variety of recreational uses including grassed areas, play grounds and a bowling green.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Site History</b>
3.1	LA04/2015/1287/F - Falls Park, Falls Road, Belfast - Mobile ice cream van. Planning permission 20.01.2016. Z/2013/1293/F - Falls Park, 513 Falls Road, Belfast - 125m South of Whiterock Leisure Centre Proposed changing pavilion and 3g pitch, with associated perimeter fencing, floodlighting and additional car parking facilities. Permission granted 30.06.2015.  Z/2006/2050/O - Falls Park, 513 Falls Road, Belfast, BT12 6HR - Development of 1 No. natural grass playing pitch. Permission Granted 11/12/2006.
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 6 - Planning, Archaeology and the Built Heritage. Planning policy statement 8 - Open Space, Sport and Outdoor
5.0	<b>Statutory Consultees</b> Rivers Agency NIEA - No Objection
6.0	<b>Non-Statutory Consultees</b> Environmental Health- No Objection
7.0	<b>Representations</b> None
8.0	<b>Other Material Considerations</b> None
9.0	<b>Assessment</b>
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>• The effect of the proposal upon the character and appearance of the area</li> <li>• Impact on amenity</li> </ul> <p>The application seeks permission for enhancement of the existing area of open space comprising a change of surface from existing grass to a fibre sand reinforced grass area with associated land drainage area. Existing levels are to be regulated to remove undulations.</p>

<p>9.2</p> <p>9.3</p> <p>9.4</p> <p>9.5</p>	<p><b>Strategic Planning Policy Statement for Northern Ireland</b></p> <p>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.</p> <p><b>Impact on the existing area of Open Space</b></p> <p>The proposal will not result in the loss of open space and will not adversely impact on the open space status of the park.</p> <p><b>Design</b></p> <p>The proposal is to be located within Falls Park. The proposal includes the installation of a fibre reinforced grass to replace existing grass, levelling of the site and improved drainage along with enhanced boundary. The site is used as an events space and the proposed replacement surfacing will provide a more durable surface for events.</p> <p>The proposal contributes positively to the character of the area and provides a valuable asset for the local community. The proposal will have no negative impact on the surrounding area and will not adversely impact on the integrity of the Historic Park, Garden and Demesne, the LLPA or the Urban Landscape Wedge. It is considered the proposed improvements to the existing area of open space will be of benefit to the community in terms of improving and enhancing the existing Falls Park facility.</p> <p>Environmental Health was consulted and offered no objection to the proposal. NIEA was consulted and offered no objection to the proposal.</p> <p>Rivers Agency (RA) has advised that a Flood Risk Assessment (FRA) would be required as the path protrudes a short distance into the Flood Plain of the Ballymurphy stream and into the inundation flood zone of a reservoir at a higher level beyond the site. RA indicated that if the path was amended and stopped/began outside the flood plain/inundation flood zone there would be no requirement under for an FRA. However the applicant has clarified that no new paths are proposed and the link from the site to the river as outlined in red on the site location represents a drainage connection. On this basis it is considered that a Flood Risk Assessment is not necessary. The requirement for drainage details can be conditioned appropriately as set out below to ensure that such matters are considered prior to commencement of the proposed works.</p> <p>The application has been advertised in the local press and no objections were received.</p> <p>Having regard to the policy context the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
<p>10.0</p> <p>10.1</p>	<p><b>Summary of Recommendation:</b></p> <p>It is recommended that the delegated authority is given to the Director of Planning &amp; Place to approve the application with conditions with the final framing and wording of conditions to be delegated.</p>
<p>11.0</p> <p>11.1</p>	<p><b>Conditions</b></p> <p>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.</p> <p>Reason: Time Limit.</p> <p>2. Prior to the commencement of development a Drainage Assessment shall be</p>

	<p>submitted to and approved in writing by Belfast City Council. The Assessment shall include a letter from Rivers Agency giving consent to discharge, and indicate proposed surface water runoff.</p> <p>Reason: To ensure satisfactory drainage arrangements on the site.</p>
12.0	Notification to Department (if relevant) N/A
13.0	Representations from elected members: None

<b>ANNEX</b>	
<b>Date Valid</b>	13th February 2017
<b>Date First Advertised</b>	24th February 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) None	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<p><b>Planning History</b>  LA04/2015/1287/F - Falls Park, Falls Road, Belfast - Mobile ice cream van. Planning permission 20.01.2016.</p> <p>Z/2013/1293/F - Falls Park, 513 Falls Road, Belfast - 125m South of Whiterock Leisure Centre Proposed changing pavilion and 3g pitch, with associated perimeter fencing, floodlighting and additional car parking facilities. Permission granted 30.06.2015.</p> <p>Z/2006/2050/O - Falls Park, 513 Falls Road, Belfast, BT12 6HR Development of 1 No. natural grass playing pitch. Permission Granted 11/12/2006.</p>	
<p><b>Summary of Consultee Responses</b>  Environmental Health  NIEA  Rivers Agency  No objection</p>	
<b>Drawing Numbers and Title</b>	
<p>Drawing No. 01- Site location</p> <p>Drawing No. 02 - Proposed Plans</p>	