

Committee Application

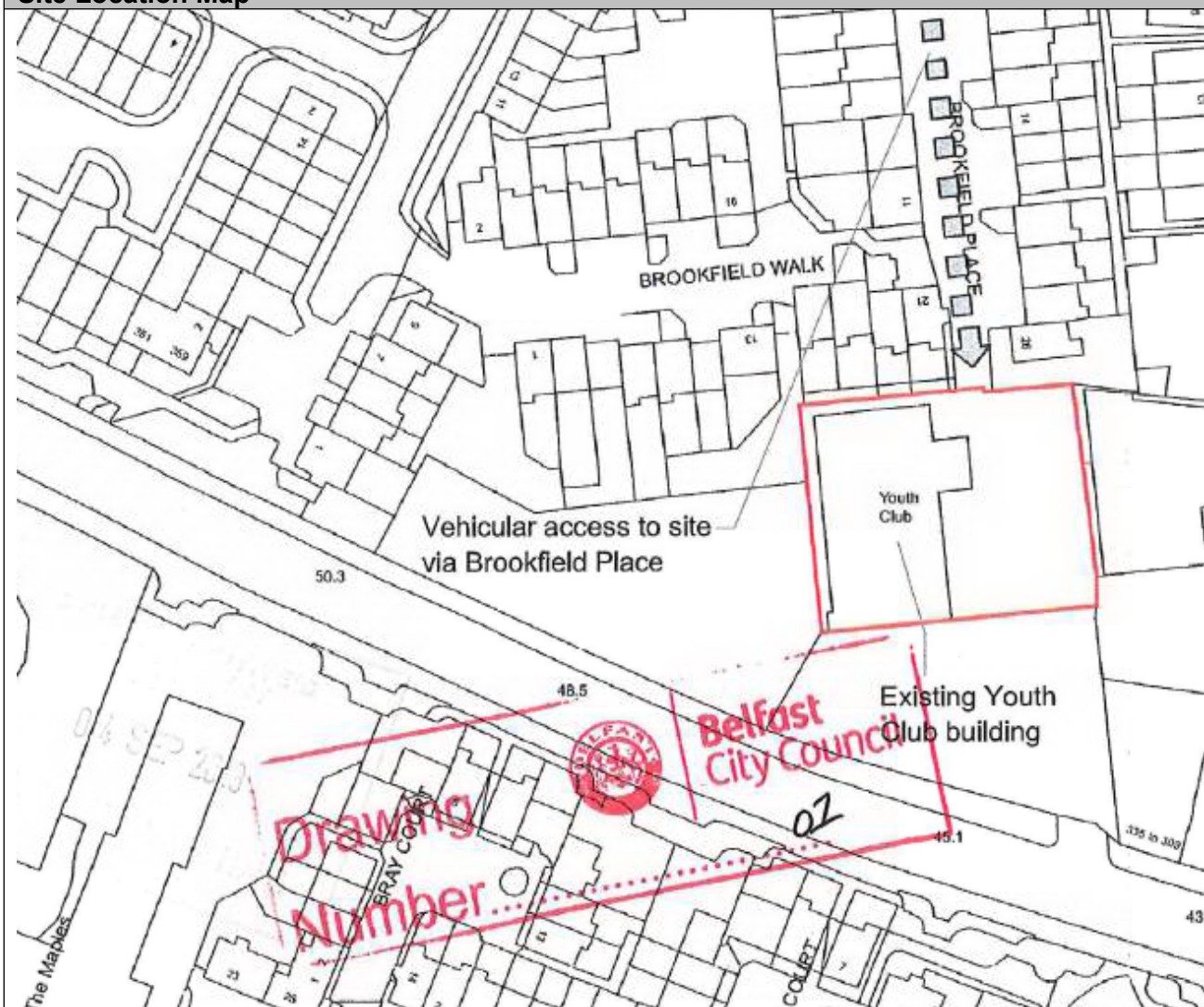
Development Management Report	
Application ID: LA04/2018/2496/F	Date of Committee: 9 April 2019
Proposal: Proposed performance space, with outdoor seating area and covered stage. Introduction of MUGA playing surfaces with goal posts & basketball nets & 6 metre high ball catch netting along eastern boundary, with outdoor gym equipment introduced. 20ft. x 8ft. x 8.5ft high steel storage container added along the southern boundary and 3.3 metre high security fencing added to the northern boundary. Low spill amenity lighting to boundaries.	Location: John Paul II Youth Club Brookfield Place Belfast BT14 7FN.
Referral Route: Applicant in receipt of funding from Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: John Paul II Youth Club Brookfield Place Belfast BT14 7FN.	Agent Name and Address: McCartan Muldoon Architects 22A Lisburn Road Hillsborough Belfast BT26 6AB
Executive Summary: The application site is the outdoor amenity space for John Paul II Youth Club which comprises an area of hardstanding used by youth club patrons for outdoor activities and by cars for parking. Full permission is sought to upgrade the existing outdoor space to facilitate a proposed performance space with outdoor seating area and covered stage, to introduce a MUGA playing surface with goal posts & basketball nets & a 6 metre high ball catch netting along the eastern boundary, outdoor gym equipment and a 20ft. x 8ft. x 8.5ft high steel storage container for the sports equipment along the southern boundary and 3.3 metre high security fencing along the northern boundary. The key issues to be considered in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of development and use; • Design and Layout; • Open space provision; • Impact on residential amenity of neighbours; • Parking provision and access; • Other environmental factors. The principle of use as recreational space ancillary to the Youth Club is existing and the proposed development will continue this recreational use with enhanced facilities which will provide for the wider community benefit. No objections have been received. DfI Roads have no objection to the proposal. Environmental Health have requested Contamination, Noise and Lighting information. Whilst conditions have been recommended with respect to contamination, insufficient information has been	

submitted to allow Environmental Health to conclude their assessment with respect to noise and light spill. Given the proximity to residential properties, clarification is required with respect to background noise levels, predicted noise levels, resultant impact, required noise mitigation/design measures and lighting mitigation. This information has been requested.

Given that there are no objections from neighbours, the space is currently used by the Youth Club for recreational activities and the new facilities are to serve existing patrons only the application is being presented to Committee with a recommendation to approve with authority delegated to conclude outstanding issues with respect to Noise and Lighting and for the final wording of conditions to be delegated to the Director of Planning and Building Control..

Recommendation:

Having regard to the policy context and other material considerations above, the proposal is considered acceptable in principle and planning permission is recommended for approval subject to outstanding noise and lighting issues being resolved with Environmental Health. It is requested that committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.

Site Location Map**Characteristics of the Site and Area****1.0 Description of Proposed Development**

The proposal is for full planning permission for a proposed performance space, with outdoor seating area and covered stage in the north eastern corner of the site. Introduction of MUGA playing surfaces with goal posts & basketball nets & 6 metre high ball catch netting along the eastern boundary. Outdoor gym equipment will be introduced with an adjacent 20ft. x 8ft. x 8.5ft high steel storage container added along the southern boundary and 3.3 metre high security fencing added to the northern boundary.

2.0 Description of Site

The site is located at John Paul II Youth Club, Brookfield Place, Belfast. The site is accessed via Brookfield Place. The site is an area of hardstanding currently used for parking and temporary goal posts indicate use for outdoor activities. The land gently falls within the site from north to south. The site is bounded by a wall approximately 3.5m in height with paladin fencing above approximately 1m in height. Residential dwellings are located to the north and east of the site. To the north the residential dwellings are two storey terrace dwellings. To the

	east is a four storey block of residential apartments. The youth club building is located within the western portion of the site. Beyond the site boundary to the west and south is existing open space, separating the site from the Crumlin Road.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
	3.1 LA04/2015/0905/A - Advertisement (individual lettering) - Consent 3.2 LA04/2015/0629/F - A two storey extension with access ramp and general refurbishment of existing building. New external play area & vehicular access - Granted 3.3 Z/2002/1564/F - Alteration and extension to existing youth club premises to provide disabled access lift and additional office space - Granted
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015
4.3	4.3.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.3.2 Planning Policy Statement 3: Access, Movement and Parking 4.3.3 Planning Policy Statement 8: Open Space and Recreation 4.3.4 Planning Policy Statement 15: Planning & Flood Risk
5.0	Statutory Consultees Responses
5.1	DRD Transport NI – No objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – Environmental Health have concerns regarding the potential noise associated with the proposed outdoor facilities and associated activities on the amenity of neighbouring residential properties. A Noise Impact Assessment was requested and submitted however clarification is required with respect to background noise levels, predicted noise levels, resultant impact and required noise mitigation/design measures A Contaminated Lands Risk Assessment was also requested which identified soils on the site with potential to be contaminated, however as the proposal will encapsulate the soils with the MUGA pitch and hardstanding any potential pathway will be broken therefore Environmental Health have recommended conditions with respect to Verification Reports. Given the plans submitted indicate lighting associated with the development an artificial lighting impact report was requested to demonstrate that light intrusion into nearby residential properties is within acceptable limits. Clarification has been sought on the submitted information to identify what lighting mitigation is proposed. Upon receipt of this information Environmental Health can conclude their assessment. The information has been requested.
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No comments have been received.
8.0	Other Material Considerations

8.1	Under the adopted Belfast Urban Area Plan 2001 the site is undesignated Whiteland within the development limits.
8.2	Under the draft BMAP 2015 plan and the Plan that was adopted and subsequently quashed the site is also undesignated whiteland within the development limits.
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of development and use; • Design; • Open space provision; • Impact on residential amenity of neighbours; • Parking provision and access; • Other environmental factors.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	The site is located within the settlement development limit for Belfast and is unzoned whiteland.
9.6	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal is acceptable in principle in terms of the recreational use. Clarification on the predicted noise and lighting associated with the activities is required to demonstrate no harm to nearby residents or the environmental quality of the area. Subject to acceptable information being provided it is considered that the proposed use, numbers, hours of operation, noise and lighting levels could be conditioned to ensure residentially amenity is not harmed.
9.7	<p><u>Principle of development and use</u></p> <p>The principle of the development is considered acceptable at this location, the existing use as outdoor amenity space for the youth club will be retained and enhanced to provide;</p> <ul style="list-style-type: none"> • a proposed performance space, with outdoor seating area and covered stage. • A Multi Use Games Area playing surface with goal posts & basketball nets & 6 metre high ball catch netting along eastern boundary, • outdoor gym equipment • A 20ft. x 8ft. x 8.5ft high steel storage container along the southern boundary and • 3.3 metre high security fencing added to the northern boundary.

9.8	<p>The proposals indicate 4m high lighting columns, 4 no. along the eastern boundary of the MUGA, one along the northern boundary with the performance space and two at the western boundary adjacent to the outdoor gym equipment and disabled parking space. The proposals offer enhanced facilities for the youth club which currently relies on the hardstanding area for games and outdoor activities. The recreational use exists and will be enhanced and there is no issue in principle with that use. The noise and lighting impact of the enhanced facilities on adjoining neighbours requires to be fully examined and restrictive conditions will be attached if necessary to restrict the use of the facility, noise and lighting to acceptable levels to protect residential amenity.</p>
9.9	<p><u>Design and Layout</u></p> <p>The proposals are to be located within the existing hardstanding area within the curtilage of the Youth Club and will sit adjacent to the youth club building. The proposed performance area in the north eastern corner is to be constructed in a bowl form with level rising from the north east to the south west providing a stepped seating area around the performance stage. This area is to be covered with a membrane and metal structure support over the raised performance stage. The performance stage will sit 1m below the existing ground level of the adjacent dwelling at no.26 Brookfield Place. The new MUGA will sit south of the performance area with outdoor gym equipment to the west of the new pitch.</p>
9.10	<p>A 6m ball stop fence is proposed along the eastern boundary of the MUGA to protect the neighbouring residential apartments from ball games within the MUGA.</p>
9.11	<p>A disabled access space is retained within the site and a safe outdoor seating space for senior citizens is to be provided alongside the entrance lobby.</p>
9.12	<p>The design and layout is considered acceptable within the context of the site as a youth club. The positions of the lighting columns will be fully assessed by Environmental Health and their illuminance levels and positions can be conditioned to ensure no unacceptable impact on residential amenity.</p>
9.13	<p><u>Open space provision</u></p> <p>The site is currently hardstanding used for parking and play/outdoor activities associated with the youth club with temporary goal posts in place. The proposal will retain the open space recreational use in the form of a performance area in the north eastern corner of the site with the MUGA located south of it and adjacent to the eastern boundary. Along the southern boundary a storage container is proposed for the storage of sports equipment for use with the proposed MUGA. The outdoor gym equipment will be to the north of the storage container. It is considered that the proposal will bring wider community benefit by enhancing the existing open space use through the provision of a formal outdoor space facilitating a range of uses. The proposal therefore complies with Policy OS1 of Planning Policy Statement 8.</p>
9.14	<p><u>Impact on residential amenity of neighbours</u></p> <p>Environmental Health has considered the proposal and requested the submission of a Preliminary Risk Assessment, Noise Impact Assessment and a Light Spill Assessment in order to consider the impact of the proposal on neighbouring residential properties. No representations from neighbours have been received. The noise and lighting impact of the enhanced facilities requires to be fully examined and restrictive conditions will be attached if necessary to restrict the use, noise and lighting to acceptable levels to protect residential amenity.</p> <p><u>Parking provision and access</u></p>

9.15	The existing site accommodates 2 disabled parking spaces, the proposed layout will retain one disabled parking space. The applicant has indicated that there will be no increase in numbers using the site with the enhanced facilities serving existing patrons of the youth club. Transport NI were consulted and have no objection to the proposal. The proposals are considered to comply with Planning Policy Statement 3.
9.16	<p><u>The Belfast Agenda</u></p> <p>The proposals contribute to The Belfast Agenda in respect of ‘Living Here’ and providing physical investment in this neighbourhood and social innovation in the community.</p>
	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable in terms of the recreational uses ancillary to the youth club. Delegated authority is sought to resolve outstanding matters with respect to noise and lighting and grant planning permission subject to conditions, the final wording of which are to be delegated to the Director of Planning and Building Control..</p>
10.0	<p>Summary of Recommendation: Approval – subject to outstanding Environmental Health issues being resolved and final wording of conditions delegated to the Director of Planning and Building Control</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The applicant, on completion of the works and prior to the opening of the development, shall provide to the Planning Service, for approval, a Verification Report. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. The Verification Report must demonstrate that all areas of the site have been covered in hard standing or poured rubber safe surface. That any soft landscaping areas introduced have been formed in raised beds and incorporate an underlying geotextile. Reason: To safeguard the development from contamination.

	<p>Delegated Authority is sought for further conditions to be agreed with the Director of Planning and Building Control specifically with regard to residential amenity in terms of noise and lighting.</p>
<p>Notification to Department (if relevant)</p>	
<p>N/A</p>	
<p>Representations from Elected members:</p>	
<p>N/A</p>	
<p>Details of Neighbour Notification (all addresses)</p>	
<p>13 Brookfield Walk,Belfast,Antrim,BT14 7FW 15 Brookfield Walk,Belfast,Antrim,BT14 7FW 17 Brookfield Walk,Belfast,Antrim,BT14 7FW 19 Brookfield Walk,Belfast,Antrim,BT14 7FW 21 Brookfield Walk,Belfast,Antrim,BT14 7FW 26 Brookfield Place,Belfast,Antrim,BT14 7FN 311-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA A&A Fire Ltd,Unit 49,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA A & B Contractors,Unit 56,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Ashavon Ltd,Unit 9,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Blackmountain Ceramics,Unit 65,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Blythe Grace,Unit 31,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Brian Andrews And Joseph Hyland,Unit 29,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Brian Keenan - Level 3 Design,Unit 66,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Brookfield Business School Ltd,Unit 36,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Brookfield Learning Centre,Unit 91,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Castle Press Ltd,Unit 28,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Celtic Design,Unit 60,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Community Aid 2000 Ltd,Unit 14,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Community Aid Ltd.(Mill Diner),Unit 90,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Courtcraft,Unit 73,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Crumlin Road Opportunities Ltd,Crumlin Road,Belfast,Antrim,BT14 7EA Fatcats,Unit 61,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Goal N.I.,44,309 Crumlin Road,Belfast,Antrim,BT14 7EA Golden Thread Ltd-The Pittsburgh,Unit 70,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA, Golden Thread Ltd,Unit 24,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Harvard Manufacturing Ltd,Unit 11,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Heirlooms,Unit 39,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Jeni Mcdonald & Alice Mcguinness,Unit 72,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Jenna Accessories,Unit 74,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA John Mcloughlin,87,309 Crumlin Road,Belfast,Antrim,BT14 7EA, John Mcmurrough,Unit 21,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA John Paul Youth Club,John Paul Youth Club,Brookfield Place,Belfast,Antrim,BT14 7FN Kate Oram,Unit 67,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Kevin Cooper,Unit 80,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Key-Tec Training Services Ltd,Unit 27,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Liz Byrne,Unit 63,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Liz Kerr,89,309 Crumlin Road,Belfast,Antrim,BT14 7EA</p>	

North City Training,Unit 71,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Paul Butler,Unit 59,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Peter Privilege,84,309 Crumlin Road,Belfast,Antrim,BT14 7EA
Rainbow Graphics,Unit 22,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Robert Mckim & Peter Corrigan,Unit 51,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
The Flax Trust.,82,309 Crumlin Road,Belfast,Antrim,BT14 7EA
The Flax Trust/Golden Thread Theatre Company.,Unit 19,309-335 ,Crumlin Road, Belfast, Antrim,
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The Golden Thread Dance Studio(The Flax Trust),Unit 18,309-335 ,Crumlin Road, Belfast, Antrim,
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The Golden Thread Gallery(The Flax Trust).,Unit 13,309-335 ,Crumlin Road,Belfast,Antrim,BT14
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Unit 17,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Unit 30,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
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Unit 81,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Unit 83,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Unit 85,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Unit 86,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Unit 88,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Unit 92,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA
Vipond Fire Protection Ltd,Unit 48,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA,