

Committee Application

Development Management Report	
Application ID: LA04/2019/0353/F	Date of Committee: 09 April 2019
Proposal: Installation of external lighting to complement play park improvements. To include: 8No. lantern lights; 9No. bollard lights; 22No. uplighters; 7No. street lights; and 5No. wall mounted lights.	Location: Robert Bradford Memorial Park Apsley Street Belfast BT7 1DD
Referral Route: Belfast City Council application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Belfast City hall Belfast BT1 5GS	Agent Name and Address: AECOM The Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary:</p> <p>Full permission is sought for the installation of external lighting to complement play park improvements.</p> <p>The key issues in assessment of the proposed development are:</p> <ul style="list-style-type: none"> • Impact of the proposal on residential amenity; • Impact on the character and appearance of the area • Impact on public safety. <p>It is considered that the proposal would not have an adverse impact on the character and appearance of the area or any adverse impact on public safety.</p> <p>DfI Roads and has offered no objections. Environmental Health has requested further information including a light spill assessment and proposed hours of operation. This information has been requested, However, it is considered that any issues can be resolved prior to the issuing of the decision.</p> <p>In principle there is no objection to the installation of a lighting scheme. As this will bring benefits to the park and the local area. This will provide greater visibility for the local community into the park allowing for a safe and secure site and also allow greater use and activity of the area.</p> <p>No third party objections have been received.</p> <p>Recommendation</p> <p>Approval - it is recommended that the application is approved subject to conditions and it is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The application is for the installation of external lighting to complement play park improvements. The proposed development includes:

- 8No. lantern lights
- 9No. bollard lights
- 22No. uplighters
- 7No. street lights and
- 5No. wall mounted lights

1.2 Proposed Lights and Locations

LEGEND OF SYMBOLS

- A2** 1 No. 8m MEDIUM DUTY BASE-FIXED COLUMN
TEMPERED GLASS WITH OUTPUT FLUORESCENT RATED TO IP65
2m BOLLARD HOOD 1.400x1000mm (SEE PLAN)
BODY IN DIE CAST ALUMINUM AND DARK GREY FINISH
AS NORTHCLIFFE BOLLARD M LED OR EQUAL AND APPROVED
- B** 9 No. 1.2m ROOT MOUNTED 3000K (16) LED ASYMMETRIC BOLLARD WITH 1500MM OUTPUT
AS ABACUS LED QUARTZ 9000Z OR EQUAL AND APPROVED
- C** 20 No. SMALL QUARTER GROUND RECESSED FLOODLIGHTS ROUND STAINLESS
STEEL FRAME IP67 WATER AND DUST PROTECTION FOR USE IN ADVERSE
CONDITIONS SWIMMING Pools RECESSED HOUSING RECESSED ALUMINUM
BODY IN ALUMINUM WITH DARK GREY FINISH AND RECESSED HOUSING IN
POLYPROPYLENE TEMPERED GLASS COVER WITH ANTI-VIBRATION SILENCE GASKET
AND STAINLESS STEEL RING GIVES IP67 PROTECTION. SUITABLE FOR RECESSED
INSTALLATION IN ANY HORIZONTAL SURFACE. DRIVEN NUTS TO BE USED TO ENSURE
EFFICIENT DRAINAGE. 200mm IN DEPTH AND AROUND.
- D** 7 No. 3m LIGHT DUTY BASE HUNG STREET LIGHTING COLUMN COMPRISING 800mm LED
LANTERN, 800mm AND 800mm PATIC. CONSTRUCTED TO MEET EN 15294 - EN 15293-2
1.700x400mm DIE CAST ALUMINUM BODY AS COVER WITH HIGHLY AESTHETIC
ASPECT SPRIG POST TOP MOUNTING AND SPRIG POST SIDE ENTRY 400x40-75mm
AS ABACUS INDUS LED AL21000 OR EQUAL AND APPROVED
- E** 5 No. WALL MOUNTED 30W LED LAMP
DIE CAST 100% ALUMINUM BODY, 800mm 800mm BOLLARD
PROOFED FINISH (BLACK) RECESSED FLAME RESISTANT PHENOLIC
POLYCARBONATE COVER SUPPLIED COMPLETE WITH LED LAMP
AS ABACUS CIRCUS AL22001 OR EQUAL AND APPROVED.

TYPE A LANTERN **TYPE B BOLLARD** **TYPE C UPLIGHTER** **TYPE D STREET LIGHT** **TYPE E STREET LIGHT** **TYPE F WALL LIGHT**

2.0 Description of Site

2.1 The site is the Robert Bradford Memorial Park, located to the north of Donegall Pass in the south of the city centre. The park comprises an existing play park, multi-use games area (MUGA), car park and adjoining landscaped area. It is bound by Lindsay Street to the north, Maryville Street and the St Mary Magdalene Church Hall to the west and Apsley Street to the east. To the south is the former Porters Memorial School of Music annexe. The character of the area is predominantly defined by residential and

- 3.0** community development along Maryville Street and Apsley Street with some commercial and office development nearby along Donegall Pass.
Site Location



Planning Assessment of Policy and other Material Considerations

4.0 Site History

LA04/2018/0408/F - Porters Annex, Apsley Street - Demolition of existing building and construction of new 3/4 storey apartment block containing 23 apartments – PERMISSION GRANTED 19.03.2019

LA04/2017/0468/F - Porters Annex, Apsley Street - Demolition of existing building and construction of new 4 storey apartment block containing 20 apartments - PERMISSION REFUSED 27.04.2017

Z/2007/1688/LB - 58-60 Donegall Pass - Reinstatement of facade to match remainder of terrace and creation of new access to rear - PERMISSION GRANTED 28.04.2009

Z/2007/1434/F - 58 Donegall Pass - Demolition of existing workshop and construction of 12 apartments and change of use from car showroom to offices at ground floor level and from retail to offices at first and second floors - PERMISSION GRANTED 30.04.2009

Z/2004/1723/F - Robert Bradford Memorial Park - New entrance and road to provide access to rear of Mary Magdalene Church - PERMISSION GRANTED 03.11.2004

Z/1999/3351/F - Shaftsbury Park, Apsley Street - Erection of two storey community centre - PERMISSION GRANTED 18.04.2000

	Z/1991/2740 - Land between Lindsay Street and Howard Street - Provision of park - PERMISSION GRANTED
5.0	Policy Framework
	BUAP 2001 Draft Belfast Metropolitan Area Plan 2004 Version of Belfast Metropolitan Area Plan published 03.09.14 Strategic Planning Policy Statement (SPPS) Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
6.0	Statutory Consultees Responses
	None
7.0	Non-Statutory Consultees Responses
	DfI Roads - No objection BCC Environmental Health - Further information requested
8.0	Representations
	The application has been neighbour notified and advertised in the local press. No comments have been received.
9.0	Other Material Considerations
	None
10.0	Assessment
	<u>Plan Status/Relevant Policy/Constraints</u>
10.1	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the version of BMAP purported to be adopted still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
10.2	The site is within the development limit of Belfast as designated in both the BUAP and the draft BMAP. It is white land in the adopted BMAP.
10.3	The Strategic Planning Policy for Northern Ireland (SPPS) is a material consideration for all decisions on individual planning applications and provides general policy context. PPS 8 also provides relevant policy guidance.
	<u>SPPS</u>
10.4	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

	<p>development will cause demonstrable harm to interests of acknowledged importance. In practice this means that development that accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.</p> <p><u>Consideration</u></p>
10.5	<p>The main issue for the assessment of this proposal is its impact on the character and appearance of the area and its impact on public safety.</p> <p><u>Principle of Proposed External Lighting</u></p>
10.6	<p>Supporting information states that the proposed external lighting proposal is part of wider plans to provide a new and improved play area at the existing Robert Bradford Memorial Park. The general improvements to the area include new play equipment, an upgraded MUGA, outdoor gym equipment, upgraded paths and seating areas. These works constitute permitted development under Part 13 Development by Councils, Class A of the Schedule of development permitted under Article 3 of The Planning (General Permitted Development) Order (NI) 2015. The proposal therefore only relates to the external lighting scheme proposed to complement the play park improvements.</p>
10.7	<p>The proposal will help realise the strategic objectives of the BUAP 2001 in terms of improving the quality of the urban environment. The proposed works support the general provisions of Draft BMAP Policies CF1 and CF 2 and Policy CF 1 in the adopted BMAP relating to protection of land for education, health, community and cultural affairs. The proposal is also considered to support the general provisions of Policy OS1: Protection of Open Space in Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.</p>
10.8	<p>The proposal is considered to make a positive contribution to the character and appearance of the area and will enhance it.</p> <p><u>Impact on Amenity</u></p>
10.9	<p>Environmental Health Service have been consulted about the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. EHO has requested clarification in respect of the flood lights to the sports pitch including illuminance levels, an obtrusive light spill assessment and proposed hours of operation. On receipt of this information EHO will be re-consulted to ensure that there is no adverse impact on neighbouring amenity.</p> <p><u>Impact on Public Safety</u></p>
10.11	<p>Dfl Roads was consulted about the proposal subject to conditions relating to the positioning of the lighting apparatus and compliance with outdoor lighting guidance. They offer no objection.</p>
10.12	<p><u>Conclusion</u></p> <p>It is considered that the proposed external lighting works comply with relevant policy and will enhance the appearance of the area. Approval is recommended subject to final resolution of illuminance levels and this will be subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>

11.0	Summary of Recommendation: Approval
12.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The external lighting apparatus shall be erected in the position shown on the approved plan, Drawing No. 02 bearing Belfast Planning Service date stamp 13th February 2019. Reason: In the interests of road safety, and the convenience of road users. 2. The external lighting proposals hereby permitted shall be designed in accordance with "CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd edition". Reason: In the interests of road safety and convenience of road users
13.0	Informatives
	<ol style="list-style-type: none"> 1. All construction plant and materials shall be stored within the curtilage of the site. 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. 3. Notwithstanding the terms and conditions of the Planning Authority'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 DfI Roads 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 DfI Roads Section Engineer whose address is Belfast North Section Office 148-158 Corporation Street Belfast BT1 3DH. A monetary deposit will be required to cover works on the public road
	Notification to Department (if relevant)
	N/A
	Representations from Elected members:
	N/A