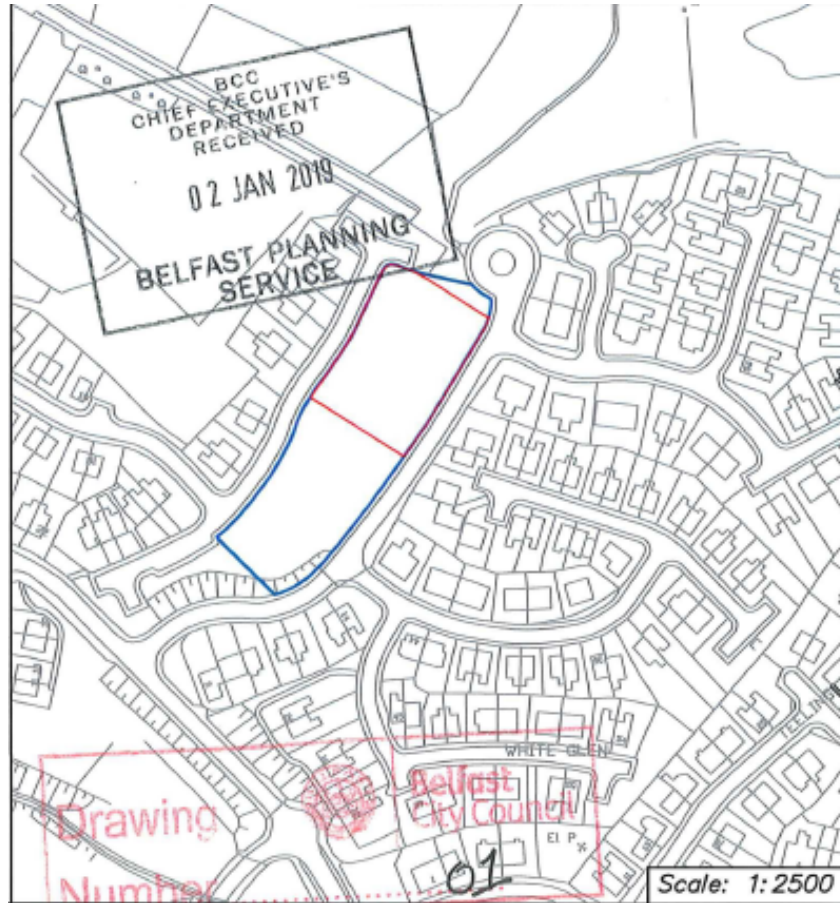


Committee Application

Development Management Report	
Application ID: LA04/2019/0137/F	Date of Committee: 9 April 2019
Proposal: Upgrade of existing MUGA pitch to synthetic 3G pitch, with floodlighting and fencing.	Location: Whiterise MUGA Dunmurry, Lagmore View, Belfast BT17 0XD
Referral Route: Belfast City Council – Applicant	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Doran Consulting 96-102 Great Victoria Street Belfast BT2 7BE
<p>Executive Summary: This application seeks full planning permission for the upgrade of an existing MUGA pitch to synthetic 3G pitch with floodlighting and fencing.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development at this location; • Impact on residential amenity; and • Infrastructure capacity. <p>The application site comprises a MUGA pitch that is located within an established residential area within the Development Limits of Belfast in accordance with the BUAP and Draft BMAP. The principle of open space/recreational development has already been established and deemed acceptable at this location. This proposal is for an upgrade to the existing recreational facility only. Thus, there is no objection in principle to this proposal subject to assessment against the relevant policies and any other material considerations.</p> <p>Consultees BCC Environmental Health, NI Water and TNI were consulted in relation to the application.</p> <p>BCC Environmental Health: No objection subject to conditions NI Water: Await confirmation TNI: No objection</p> <p>Representations No third party representations have been received.</p> <p>The proposal has been assessed against, and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3 and PPS8. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved subject to conditions.</p> <p>Recommendation Approve subject to conditions It is requested that committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Case Officer Report

Site Location Plan



Proposed Layout



Characteristics of the Site and Area	
1.0	Description of Proposed Development This application seeks full planning permission for the upgrade of an existing MUGA pitch to synthetic 3G pitch with floodlighting and fencing at Whiterise MUGA, Dunmurry.
2.0	Description of Site and Area The subject site is located off Lagmore Avenue. It is centrally located between residential properties along Hazel View and Lagmore View/Whiterise. Properties along Hazel View front on to the site whereas residential properties in Lagmore View/Whiterise are predominantly gable-end or back on to the existing pitch. Pedestrian access to the pitch is off Lagmore View. The application site comprises an existing polymeric surfaced MUGA pitch measuring approximately 0.22ha. There are two courts marked out to facilitate football and basketball and the pitch is equipped accordingly with goal posts and basketball nets. There is an outdoor play park on wetpour rubber safety surfacing immediately adjacent to the pitch, within the same perimeter fencing, which is not part of this proposal.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None relevant
4.0	Policy Framework
4.1	The Belfast Agenda
4.2	Regional Development Strategy 2035
4.3	Strategic Planning Policy Statement 2015
4.4	Belfast Urban Area Plan 2001 (BUAP)
4.5	(Draft) Belfast Metropolitan Area Plan 2015 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 Draft BMAP 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.
4.6	Planning Policy Statement 3: Access, Movement and Parking Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
5.0	Statutory Consultees Responses
5.1	Transport NI – No objection
5.2	NI Water- Outstanding
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection subject to conditions
7.0	Representations

7.1	The application was advertised in the local press on 14 February 2019 with the statutory date for expiration of same being 8 March 2019. Neighbours were notified on 26 February 2019. No representations with regard to this proposal were received.
8.0	Other Material Considerations
	None relevant
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include:
9.2	<ul style="list-style-type: none"> • Principle of development at this location; • Impact on residential amenity; <ul style="list-style-type: none"> i) Visual ii) Noise iii) Lighting • Infrastructure capacity.
9.3	<p>Principle of development</p> <p>The application site is zoned for housing within the BUAP and Draft BMAP. The surrounding lands have been developed out for residential purposes and the subject site has been retained as an area of open space. The principle of open space/recreational development has already been established and deemed acceptable at this location. The proposal is for an upgrade to the existing recreational facility only. Thus, there is no objection in principle to this proposal subject to the material considerations set out below.</p>
9.4	<p>Impact on residential amenity</p> <p>i) Visual</p> <p>The site comprises a MUGA pitch and adjoins an outdoor play park which is enclosed by the same perimeter fencing. These outdoor recreational facilities service the surrounding residential area. Hazel View properties (19-29) face directly on to the pitch, Lagmore View front on to open space only and Whiterise and White Glen are rear or gable end to the existing facilities. These surrounding residential properties are separated from this area of open space by respective access roads.</p> <p>The proposal is to upgrade the existing polymeric MUGA pitch to a synthetic 3G pitch with floodlighting and fencing. Specifically it includes a new surface to the pitch with markings to allow play along and across pitch. It requires an increase in the overall height of the perimeter fence by 2m to act as a ballstop and deter climbing/antisocial behaviour and a 1.8m WISA board around the pitch perimeter. The proposal also extends the current pitch to accommodate 2 No. team bench areas, 6 No. goal storage areas and 6 No. 10m-high floodlight columns.</p> <p>The visual changes are required to upgrade, secure, extend and improve the overall use of this facility. The changes are not significant and will not have an unacceptable detrimental visual impact on the surrounding area or on the visual amenity of the immediately surrounding residential properties.</p> <p>ii) Noise & iii) Lighting</p> <p>Environmental Health were consulted for comment on lighting and noise levels. This consultee offered no objection subject to a condition relating to the hours of operation of the floodlit pitch restricting use between the hours of 10pm and 8am and a number of negative conditions</p>

9.5	<p>relating to noise mitigation measures and verification of lighting levels that will be imposed on any approval (see below).</p> <p><u>Infrastructure Capacity</u> The Applicant carried out a survey of the existing storm drainage network and has volunteered and agreed with NI Water to install a positive drainage system that will discharge into an existing NI Water storm sewer (verification provided by Applicant, await NIW).</p>
10.0	<p>Summary of Recommendation: This proposal to upgrade an existing outdoor recreational facility accords with the extant development plan. It complies with the Belfast Agenda and SPPS by supporting health and well-being. The proposal is also acceptable when assessed against the policy provisions set out in PPS 3 and PPS 8, specifically by protecting an existing area of open space (Policy OS1).</p> <p>Having regard to the policy context and other material considerations, on balance, the proposal is considered acceptable. It is requested that the committee delegate authority to the Director of Planning and Building Control to grant conditional planning permission.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. Reason: Time Limit. 2. The floodlit pitch shall not operate between the hours of 10pm and 8am. Reason: Protection of residential amenity. 3. Prior to commencement of the operation of the floodlighting scheme associated with the development hereby approved, an Obtrusive Light Verification report shall be submitted to Belfast City Council for review and approval in writing. The report shall verify that the vertical illuminance (lux) levels from the floodlighting when measured externally at the nearest residential properties does not exceed 10 lux as per the Obtrusive light compliance report outlined on stamped drawing 04. The flood lighting shall be optically controlled directed and shielded in such a manner as to minimise light pollution from glare and spill. Reason: Protection of residential amenity. 4. Prior to the commencement of the operation of the proposal a 1.8m high acoustic barrier with no gaps (minimum mass 25kg/m²) shall be installed on the long sides of the pitch as per the recommendations of the FR Marks Consulting report entitled "Whiterise Muga Noise Impact Assessment" dated December 2018. The acoustic barrier shall be located adjacent to the outer side of the perimeter fencing. Reason: Protection of residential amenity

	<p>5. The metal mesh ball stop fence shall be attached to the framework via neoprene gaskets and washers.</p> <p>Reason: Protection of residential amenity</p>
	<p>6. The 6m-high perimeter fence hereby permitted shall match the existing, adjoining outdoor play park perimeter fence in terms of material finish and colour.</p> <p>Reason: Protection of visual character and amenity</p> <p>Informatives</p> <p>I. This planning permission includes conditions which require additional details to be submitted to and approved by the Council. Please read the conditions carefully. You should allow at least 8 weeks for the Council to assess the details and respond. This may take longer in cases which involve the submission of detailed technical reports. You should allow for this when planning your project. If you proceed without the approval of these details from the Planning Authority you do so at your own risk.</p> <p>II. The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses are available to view on the planning portal by entering the planning reference number at https://www.planningni.gov.uk/index/tools/public-access-info.htm</p> <p>III. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.</p>

Notification to Department (if relevant): N/A

Representations from Elected members: No formal representations

Details of Neighbour Notification (all addresses)

13 White Glen,Lagmore,Dunmurry,Antrim,BT17 0XN 26/02/2019
 14 White Glen,Lagmore,Dunmurry,Antrim,BT17 0XN 26/02/2019
 15 White Glen,Lagmore,Dunmurry,Antrim,BT17 0XN 26/02/2019
 16 White Glen,Lagmore,Dunmurry,Antrim,BT17 0XN 26/02/2019
 17 Hazel View,Belfast,Antrim,BT17 0WQ 26/02/2019
 19 Hazel View,Belfast,Antrim,BT17 0WQ 26/02/2019
 1 White Rise,Dunmurry,Antrim,BT17 0XB 26/02/2019
 21 Hazel View,Belfast,Antrim,BT17 0WQ 26/02/2019
 23 Hazel View,Belfast,Antrim,BT17 0WQ 26/02/2019
 25 Hazel View,Belfast,Antrim,BT17 0WQ 26/02/2019
 27 Hazel View,Belfast,Antrim,BT17 0WQ 26/02/2019
 29 Hazel View,Belfast,Antrim,BT17 0WQ 26/02/2019
 2 White Rise,Dunmurry,Antrim,BT17 0XB 26/02/2019
 3 White Rise,Dunmurry,Antrim,BT17 0XB 26/02/2019
 99 White Rise,Dunmurry,Antrim,BT17 0XD 26/02/2019