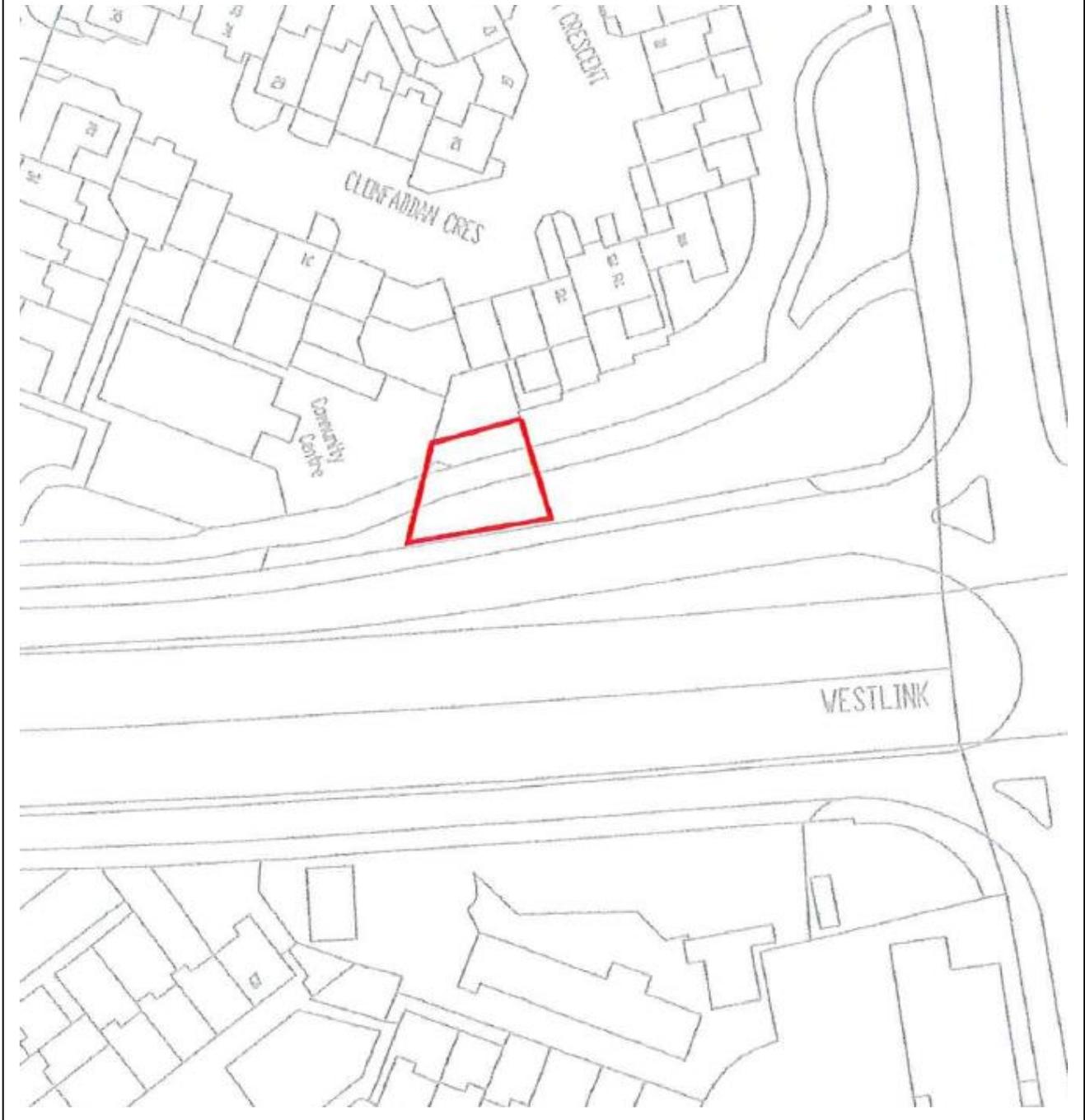


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/1873/F	
Proposal: Community space and extension to the children's play area previously consented under planning application ref LA04/2018/0323/F, with 3.6m perimeter fence	Location: Lands at Frank Gillen Centre 1A Cullingtree Rd Belfast BT12 UJU
Referral Route: Belfast City Council Interest	
Recommendation: Approval	
Applicant Name and Address: Dept for Communities Level 3 Causeway Exchange 1-7 Bedford Street Belfast BT2 7EG	Agent Name and Address: McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ
<p>Executive Summary:</p> <p>This application seeks full planning permission to extend a previously approved playground and the addition of a community space. It will be bounded by a 3.6m fence on 2 sides. The proposal is to be incorporated into a wider community and recreation scheme at the Frank Gillen Centre as approved by Committee in October 2018.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The effect of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Access and movement <p>No third party objections were received.</p> <p>The extension of the park will improve the local environmental quality and will not result in unacceptable noise or nuisance impacts. The security fencing proposed is relatively light weight and is adequately separated from nearby dwellings that it will not result in any significant impact to residents, in terms of dominance, shadow or outlook</p> <p>Consultees Belfast City Council Environmental Health and DfI Roads offered no objections to the proposal.</p> <p>Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.</p>	

Case Officer Report

Site Location Plan





Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Community space and extension to the children's play area previously consented under planning application ref LA04/2018/0323/F, with 3.6m perimeter fence
2.0	Description of Site
2.1	The site is at a location known as the Divis Back Path, a linear stretch of land between the Westlink Wall and housing at Cullingtree Road and Clonfadden Crescent. The Frank Gillen Community Centre and Playground is immediately to the south. The proposal will merge with a previously approved extension of the play area at the Frank Gillen Centre. The approved community and recreation development to the south

	is a scheme consisting of play areas, street lighting, landscaping, high security fencing, new ramp access to the Westlink Footbridge and an extension of the car park at the Frank Gillen Centre.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2018/0323/F Lands adjacent to west side of Westlink between 23 Albert Street and Frank Gillen Centre. Sports 'Active Zone' with sprint track, covered MUGA area, outdoor gym equipment, street lighting, landscaping, toilet pod, high security fencing, storage area, car parking with access from Albert St; Community Garden Zone including raised bed planting, polytunnel, junior play area, street lighting, landscaping and high security fencing; new ramp access to Westlink Footbridge; extension of car park and play area at Frank Gillen Centre (additional information, amended plans). PERMISSION GRANTED
3.2	LA04/2018/1079/F Albert Street from Nr.23 (at Albert Court) to Nr 121 / junction with Divis Street Cullingtree Road from Nr 40 to junction with Grosvenor Road St Peters Close. Public realm Environmental Improvements Scheme along Albert St, Cullingtree Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (e.g. table top ramps). PERMISSION GRANTED
3.3	LA04/2016/0149/F Lands situated at Divis Street Belfast at corner of Divis Street/West Link junction. Lionra Uladh is a new build facility for Raidio Failte to house Irish Language Broadcast, Training, Recording and Archiving and community Visitors. PERMISSION GRANTED
3.4	LA04/2015/0566/F Divis Street, Belfast. Removal of existing fencing and erection of new mesh fencing 3.0m high. PERMISSION GRANTED
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015
4.2	SPPS, Planning Policy Statements: Strategic Planning Policy Statement for NI (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005) Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
5.0	Statutory Consultees Responses
5.1	Dfl Roads – No objection.
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection.
7.0	Representations

7.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
8.0	Assessment
8.1	The main issues to be considered are: <ul style="list-style-type: none"> • The effect of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Access and Movement
8.2	The application seeks permission to extend a previously approved playground by approx. 24sqm and the addition of a community space with an area of approx. 84sqm. A walkway along the eastern boundary will connect the space with the rest of the development to the south. The walkway will continue around the northern edge of the community space. There will be shrub planting along the boundary with the Westlink wall to the east, to the northern boundary, and to the rear of the adjacent dwelling at 28 Clonfadden Crescent. The space will also be bounded by a 3.6m high fence with roller tops to the eastern and northern boundaries. A pedestrian gate on the northern section of the fence will provide access to Divis Street to the north via a walkway.
8.3	Impact on the Character and Appearance of the Area Currently the area is open space and therefore the proposal to formalise the space is compatible and will not unacceptably impact the site or surrounding area. The open space will be retained with no loss, therefore, the proposed is in accordance with Policy OS1 of PPS8 and the SPPS.
8.4	The open space will be improved with new surfaces and soft landscaping. The 3.6m high perimeter fencing is of an appropriate scale and is at a sufficient separation distance to the neighbouring 2 storey dwellings to the west. The fence will enclose the park and act as a security barrier between the play area, the west link and the walkway to the north. Gates on the northern section will be lockable. Shrub planting will create a buffer between the space and residential properties bounding the site to the north. The design will seek to deter anti-social behaviour by encouraging greater use of the land and improving natural surveillance and security for the area.
8.5	The proposal is considered compliant with the principal of supporting good design and positive place-making within the SPPS, in that it makes positive use of the assets of the site and the characteristics of its surroundings in accordance within paragraph 4.25 of the SPPS.
8.6	The impact on the living conditions of the neighbouring properties It is considered that the proposal would not result in an unacceptable impact from the fencing proposed. It will not be overbearing or result in overshadowing on the neighbouring properties due to the design of the black mesh fencing and the planted areas on 3 sides of the space. The planted areas will provide a buffer and a degree of visual screening between the adjoining residential properties and the playground. Residential amenity will not be adversely impacted by the proposal.
8.7	The proposal will enhance the quality of the life for local residents due to the extra level of security and will protect a valuable area for the community. The proposed fencing will deter access from the walkway to the north to the play area. The proposal will have no negative impact the living conditions of the neighbouring properties.
8.8	The fencing will secure a facility that improves the quality of life of local residents. As such the proposal contributes to the core planning principles to improve health and wellbeing

8.9	<p>as set out in the SPPS. The proposal is considered compliant with the relevant core planning principals within the SPPS, in that it encourages the improvement of health and well-being by providing safe and secure age-friendly environments as stated within paragraph 4.5 of the SPPS.</p> <p>In respect of potential for noise and nuisance from the extended park area, Environmental Health were consulted and advised that they had no objection in terms of noise, air pollution and general amenity. In light of the above, the proposal would therefore accord with Policies OS4 and OS5 of PPS8 and the SPPS.</p>
8.10	<p>Access and Movement</p>
8.11	<p>The proposed pedestrian gate will provide a new linkage to Divis Street to the north of the site, improving accessibility to the development.</p>
8.13	<p>Consultations</p> <p>DfI Roads were consulted and offered no objection. Environmental Health were consulted and offered no objection to the proposal subject to a condition.</p>
8.13	<p>Conclusion</p> <p>On balance it is considered that the proposal for a community space, extension to the children's play area and a perimeter fence on the application site is acceptable taking account of all the material considerations presented.</p>
9.0	<p>Summary of Recommendation: Approve subject to Conditions</p>
9.1	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.</p>
10.0	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives</p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm.</p>

ANNEX	
Date Valid	9 th September 2020
Date First Advertised	9 th October 2020
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 24 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ</p> <p>The Owner/Occupier, 26 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ</p> <p>The Owner/Occupier, 28 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ</p> <p>The Owner/Occupier, 30 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ</p> <p>The Owner/Occupier, Frank Gillen Centre 1a,Cullingtree Road,Belfast,Antrim,BT12 4JT</p>	
Date of Last Neighbour Notification	28 th September 2020
Date of EIA Determination	
ES Requested	No
<p>Planning History</p> <p>Ref ID: LA04/2018/0323/F Proposal: Sports 'Active Zone' with sprint track, covered MUGA area, outdoor gym equipment, street lighting, landscaping, toilet pod, high security fencing, storage area, car parking with access from Albert St; Community Garden Zone including raised bed planting, polytunnel, junior play area, street lighting, landscaping and high security fencing; new ramp access to Westlink Footbridge; extension of car park and play area at Frank Gillen Centre (ADDITIONAL INFORMATION, AMENDED PLANS). Address: Lands adjacent to west side of Westlink, between 23 Albert Street and Frank Gillen Centre, Belfast. Decision: Permission Granted Decision Date: 5 October 2018</p> <p>Ref ID: LA04/2018/1079/F Proposal: Public realm Environmental Improvements Scheme along Albert St, Cullingtree Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (e.g. table top ramps).</p>	

Address: Albert Street from Nr.23 (at Albert Court) to Nr 121 / junction with Divis Street
Cullingtree Road from Nr 40 to junction with Grosvenor Road St Peters Close.
Decision: Permission Granted
Decision Date: 4 April 2019

Ref ID: LA04/2016/0149/F
Proposal: Lionra Uladh is a new build facility for Raidio Failte to house Irish Language
Broadcast, Training, Recording and Archiving and community Visitors facilities.
Address: Lands situated at Divis Street, Belfast at corner of Divis Street/West Link junction,.
Decision: Permission Granted
Decision Date: 22 September 2016

Ref ID: LA04/2015/0566/F
Proposal: Removal of existing fencing and erection of new mesh fencing 3.0m high
Address: Divis Street, Belfast, BT12 4SQ,
Decision: Permission Granted
Decision Date: 18 August 2015

Summary of Consultee Responses

DfI Roads – no objection

BCC Environmental Health – no objection

Drawing Numbers and Title

Drawing No. 01
Type: Site Location Plan
Status: Submitted

Drawing No. 02
Type: Proposed Layout Event Space
Status: Submitted

Drawing No. 03
Type: Fencing Details
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: