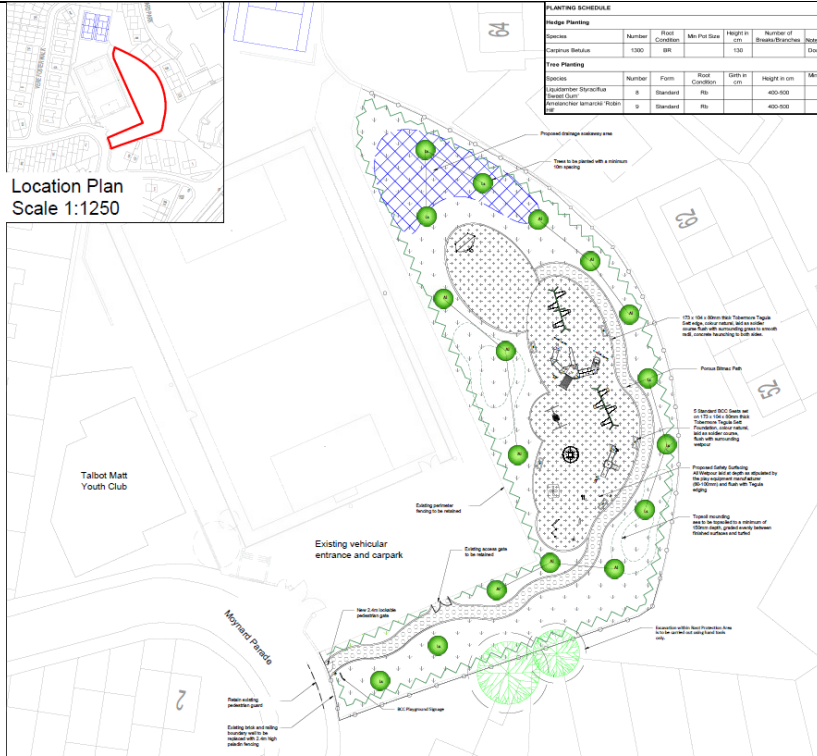


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 15 December 2020	
Application ID: LA04/2020/0880/F	
Proposal: Development of a new equipped playground with a pedestrian entrance off Moyard Parade	Location: Site of Former Vere Foster Primary School Moyard Parade Belfast BT12 7HG
Referral Route: The applicant is Belfast City Council Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation	
Recommendation: Approve	
Applicant Name and Address: Catherine Weir Belfast City Council Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address:
<p>Executive Summary</p> <p>The application seeks full permission to introduce a new equipped playground adjacent to Matt Talbot Youth club and MUGA pitch, with a new pedestrian entrance from Moyard Parade. The playground will be bound by a landscaped area and 17no. trees planted. Fencing along the eastern boundary of the playground is to be replaced</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • The potential impact of the upgrade of the playground on residential amenity. <p>The application site lies within the development limits for Belfast and is located on 'white land' in dBMAP 2015. The proposal complies with the Development Plan and relevant policy.</p> <p>DfI Roads, Environmental Health, NI Water and Rivers Agency have no objections to the application.</p> <p>No third party objections have been made.</p> <p>The scheme is visually acceptable and it is considered that any intensification of noise at the playground can be appropriately dealt with by condition. The playground will not cause unacceptable harm to the residential amenity of neighbouring properties.</p> <p>It is recommended that the application is approved subject to conditions.</p>	
Signature(s)	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Site</p> <p>The site is part of the former Vere Foster Primary School which closed in 2011. A significant area of the former school site has been developed as a 3g floodlit football pitch (MUGA) which was granted planning permission in 2015. The proposed development is located to the east of the football pitch. The proposed playground facility will be adjacent to housing to the north south and east in Moyard Park and New Barnsley Park.</p> <p>Matt Talbot Youth Club is also located close to the proposed facility. Access to the facility is from Moyard Parade.</p> <p>With Black Mountain as a backdrop, land slopes downwards from New Barnsley Gardens/ Moyard Parade to the Springfield Road. The playground will sit at a level 3m lower than Matt Talbot Youth Club/3G pitch; and 3m higher than residential bungalows located no.s 50-76 Moyard Park. The flat site is part clay and partly grassed over and enclosed by a palisade fence.</p>
2.0	<p>Description of Proposed Development</p> <p>A new equipped playground is proposed to be constructed.</p> <p>The central playground area is constructed with wet-pour safety surfacing surrounded by a borus bitmac path. Beyond the outside of the path, land is to be top soiled to a depth of 150mm and planted with grass. A soak away area is proposed to the north of the site, allowing drainage to be self-contained within the site. The playground will be enclosed with double staggered hedge planting; the playground will be landscaped with no.17 heavy standard trees (2no. species) of height 4-5m, spaced 10m apart.</p> <p>Existing perimeter fencing along the west boundary of the site is to be retained, palisade fencing along the east boundary of the site is to be replaced with paladin fencing at the same height as existing - 2.4m.</p> <p>The existing access in situ from the car park of the existing MUGA to the proposed playground is to be retained, and a further pedestrian access is proposed from Moyard Parade.</p> <p>Within the safety surfaced playground, a range of playground equipment is proposed including swings, roundabouts, rockers and slides.</p> <p>No lighting/ floodlighting is proposed.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2014/1726/F- Site of Former Vere foster Primary School, Moyard Parade, Belfast, BT12 7HG, Floodlit 3G pitch (7-a-side), amenity area, outdoor social area and car parking – Permission granted - 26.11.2015</p>
4.0	<p>Policy Framework</p>

	Belfast Urban Area Plan Draft Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement (Northern Ireland) Planning Policy Statement 15 – Planning and Flood Risk Planning Policy Statements 8 – Open Space, Sport and Outdoor Recreation Planning Policy Statement 3 – Access, movement and parking.
5.0	Statutory Consultees Responses
	DfI Roads - no objection
	DFI Rivers are satisfied the proposal will not give rise to flooding problems. Furthermore, the area of hardstanding is less than 1000sqm so a drainage assessment is not required.
	NI Water – no objection, connection to the public storm sewerage network is not required.
5.1	Non Statutory Consultees Responses
	BCC Environmental Health (EH) A condition is recommended with respect to contamination. A noise impact assessment is to be submitted to BCC for agreement prior to operation of the playground and a condition to this effect has also been recommended.
	BCC Landscape Team – no objection subject to conditions
6.0	Representations
	The application has been neighbour notified and advertised in the local press. No representations were made with regard to this proposal.
	Other Material Considerations N/A
7.0	Assessment
7.1	Principle of Development The application site is unzoned in the extant local development plan Belfast Urban Area Plan 2001, it is located white land in draft BMAP. The site was formerly a school with playground. The sui generis use of the land as a playground is in keeping with the designations in the area plan so in principle the proposed development is acceptable.
7.2	Visual amenity and character of the area. The playground sits adjacent to Matt Talbot youth club and a flood lit MUGA, the playground will be used by younger children and compliments facilities for the younger people in the community enhancing the character of the area. Visually, the site currently derelict, its development will rejuvenate the locality, improving both the character and appearance of the area.
7.3	Impact on residential amenity The site has residential dwellings to the north, east and south, approximately 10 no. properties will be impacted by the playground. These properties sit at a level 3m lower than the playground A band of landscaping of width 3- 4m which will be grassed, with trees of heights 4-5m will be planted between the rear boundaries of the properties and the playground. The proposed trees will help mitigate potential informal play noise made by children from the local area. A

	<p>condition will be imposed that a Noise Impact Assessment (NIA) is to be submitted for agreement prior to the playground becoming operational and potential noise will be mitigated for and provided thereafter to ensure that there is no negative impact on residential amenity.</p> <p>There is no flood lighting, or any kind of lighting columns proposed therefore residential amenity will not be impacted in terms of light spill nuisance.</p> <p>It is considered that, with the imposition of appropriate conditions, there will be no detrimental Impact on residential amenity.</p>
8.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
9.0	Summary of Recommendation: Approval subject to conditions
10	Conditions:
10.1	<p>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>
10.2	<p>All soft landscaping works shall be carried out in accordance with the approved details on Landscaping Plan, Drawing Number 02, received on 27.05.2020. The works shall be carried out prior to the completion of the proposal unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p>
10.3.	<p>Prior to any work commencing all protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified within the submitted Tree Survey and Report and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</p>
10.4	<p>If roots are accidentally damaged the council must be notified and given the opportunity to inspect the damage before it is covered over.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees.</p>
10.5	<p>No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.</p> <p>Reason: To avoid compaction within the RPA of existing trees to be retained.</p>
10.6	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and</p>

<p>10.7</p> <p>10.8</p>	<p>subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being opened. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: Protection of human health.</p> <p>Prior to the playground hereby approved becoming operational, the developer shall submit a noise impact assessment for approval by Belfast City Council, the measures agreed shall be provided and retained thereafter. Reason: In the interests of residential amenity.</p> <p>Prior to the playground hereby approved becoming operational a Noise Verification Report with details of the completion of any approved noise mitigation measures shall be submitted to Belfast City Council for approval. Reason: In the interests of residential amenity.</p> <p>Informatives: 1. 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. 2. 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 Department for Infrastructure's 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 Section Engineer whose address is 1A Airport Road, BELFAST, BT3 9DY. A monetary deposit will be required to cover works on the public road. 3. All construction plant and materials shall be stored within the curtilage of the site. 4. Provision shall be made to the satisfaction of DfI, to ensure that surface water does not flow from the site onto the public road.</p>
<p>Notification to Department (if relevant)</p>	<p>N/A</p>
<p>Representations from Elected members:</p>	<p>None</p>

ANNEX	
Date Valid	11th May 2020
Date First Advertised	5th June 2020
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 11 New Barnsley Park,Belfast,Antrim,BT12 7HE</p> <p>The Owner/Occupier, 13 New Barnsley Park,Belfast,Antrim,BT12 7HE</p> <p>The Owner/Occupier, 15 New Barnsley Park,Belfast,Antrim,BT12 7HE</p> <p>The Owner/Occupier, 2 Moyard Parade,Belfast,Antrim,BT12 7HG</p> <p>The Owner/Occupier, 46 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 48 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 5 New Barnsley Park,Belfast,Antrim,BT12 7HE</p> <p>The Owner/Occupier, 50 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 52 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 54 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 56 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 58 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 60 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 62 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 62a ,Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 62b ,Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 64 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 66 Moyard Park,Belfast,Antrim,BT12 7FT</p> <p>The Owner/Occupier, 7 New Barnsley Park,Belfast,Antrim,BT12 7HE</p> <p>The Owner/Occupier, 9 New Barnsley Park,Belfast,Antrim,BT12 7HE</p>	

The Owner/Occupier, Matt Talbot Youth Centre, Moyard Parade, Belfast, Antrim, BT12 7HA The Owner/Occupier, Vere Foster Primary School, Moyard Parade, Belfast, Antrim, BT12 7HG	
Date of Last Neighbour Notification	9th June 2020
Date of EIA Determination	
ES Requested	Yes /No
Drawing Numbers and Title	
Drawing No. 01 Type: Site Location Plan Drawing No. 02 Type: Site Layout Plan Drawing No. 03 Type: Playground Equipment Proposed Layout Drawing No. 04 Type: Cross Section Elevation A-A	
Notification to Department (if relevant)	
Date of Notification to Department: Response of Department:	