

Committee Application

Development Management Report	
Committee Date: Tuesday 16th February 2021	Application ID: LA04/2020/0679/F
Proposal: Replacement stand (1246 seats) to include parking provision, changing rooms & associated required football rooms, offices on upper floors, new vehicle access off Shore Road & relocating 1 floodlight	Location: Crusaders Football Club St Vincent Street Belfast BT15 3QG
Referral Route: Recreation and Culture greater than 1000sqm outside town centre with objection As per Scheme of Delegation paragraph 3.8.2 (vi)	
Recommendation: Approval, subject to conditions	
Applicant Name and Address: Crusaders Sport and Social Development Trust St Vincent Street Belfast BT15 3QG	Agent Name and Address: Durnien Surveyors and Project Managers 667 Shore Road Newtownabbey BT37 0ST
<p>Executive Summary</p> <p>The application seeks full planning permission for a replacement spectator stand with a capacity of 1246 seats, with associated changing rooms, football rooms, and offices located on upper floors. The proposal also involves a new vehicular access and relocation of 1 no existing floodlight.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Impact on the character and appearance of the area • Impact on amenity • Health Considerations • Road safety <p>1 letter of objection was received relating to traffic, congestion and the potential impact from floodlights. These issues have been given full consideration in the main body of the report.</p> <p>This proposal is for the same scheme that was previously approved under reference Z/2015/0018/F with the exception of the relocated floodlight. The current application was submitted prior to the expiry of the previous permission and is essentially an in time renewal and therefore a material consideration in the determination of this application. Given there has been no material change in policy context or site circumstances since the previous decision, the current proposal is still considered acceptable.</p> <p>BCC Environmental Health Services were consulted and are content with the proposal subject to a condition being attached to the decision requiring a Construction Environmental Management Plan to be submitted prior to the development commencing to minimise any potential construction impacts.</p> <p>Environmental Health is content with the proposal in terms of the impact of noise and potential impact from floodlights. There is no increase in the capacity of the stadium therefore the proposal is not considered to result in any material increase in potential noise being generated over the</p>	

existing established football stadium. Also due to the floodlights being positioned below the height of the proposed stand, light spill is not considered to be a potential issue.

NIEA was consulted and offered no objection. They advised that no unacceptable contamination risks have been identified and have recommended standard contamination conditions.

DfI Roads and NI Water were also consulted and offered no objection to the proposal.

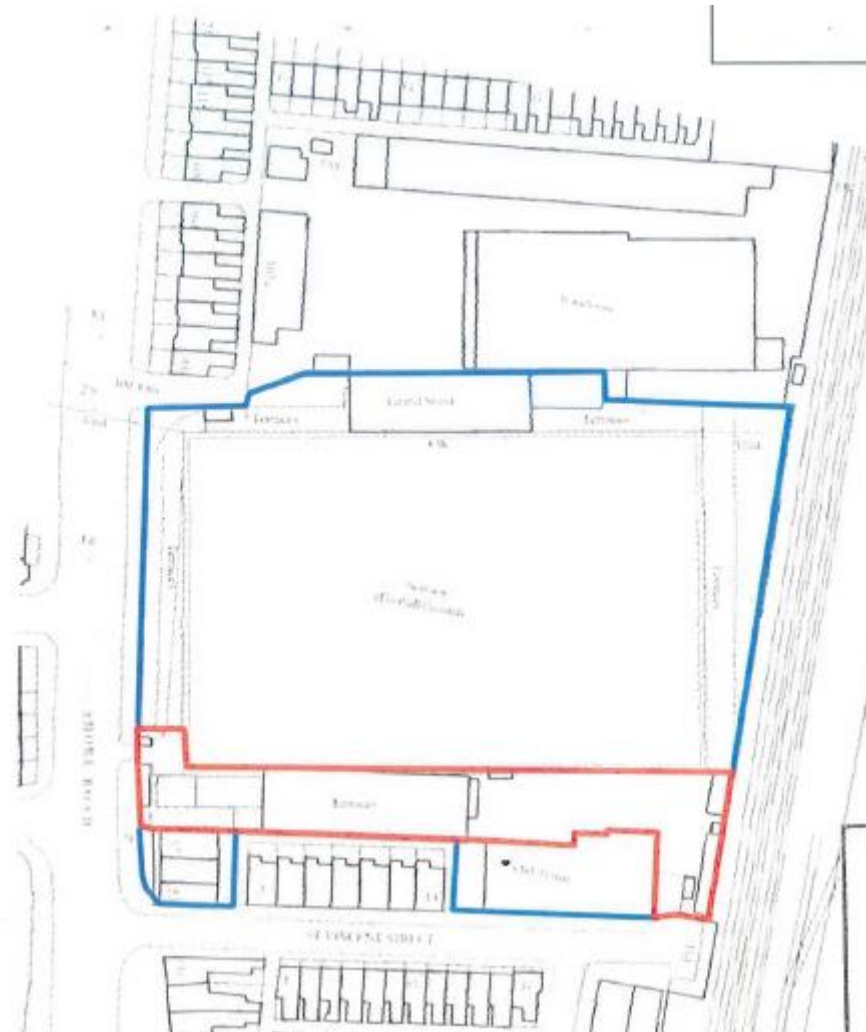
The proposal has been assessed against and is considered to comply with the BUAP, Draft BMAP, PPS3, PPS8 and the SPPS. Having regard to the development plan, relevant planning policies, and other material considerations including third party representations and the planning history, it is recommended that the proposal is approved.

Recommendation:

It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.

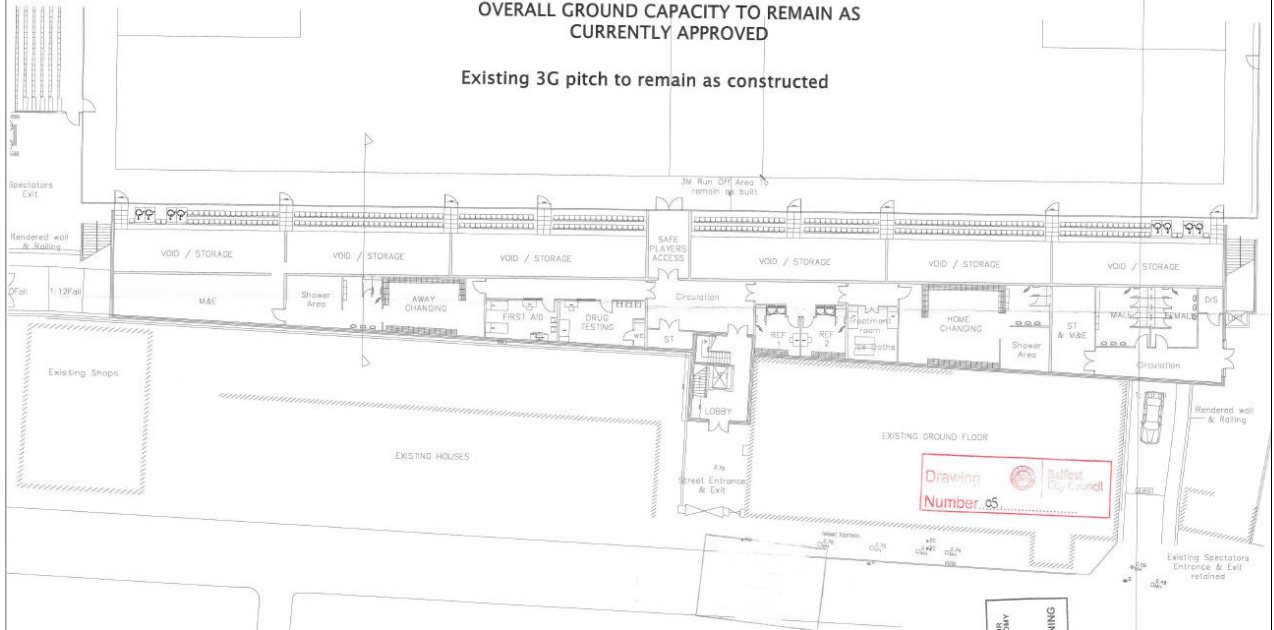
Case Officer Report

Site Location Plan:

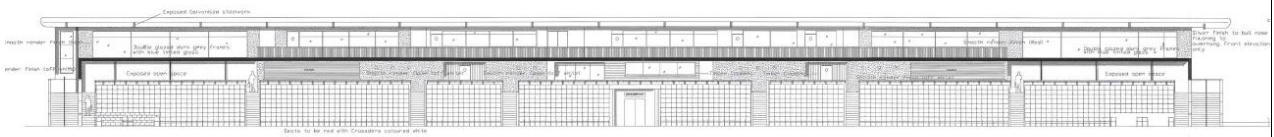


OVERALL GROUND CAPACITY TO REMAIN AS CURRENTLY APPROVED

Existing 3G pitch to remain as constructed



Proposed Pitch side elevation



Proposed St Aubyn Street elevation



Gable elevations



Freshdesign.lv

REV: A, MIDDLE STARWELL RE DESIGNED
SEP 2015

PROJECT:
Proposed New Replacement Stand @ Crusaders FC
Drawn By: JDC
Project No: 14-13 Drawing Number: 05
Client: Crusaders Football Club
Drawn by: Check By: Date: Scale: 1:1000/200

DEVELOPMENT FOR PLANNING PURPOSES ONLY
07 FEB 2015
BELFAST PLANNING SERVICE

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application seeks full planning permission for a replacement spectator stand with a capacity of 1246 seats, with associated changing rooms, football rooms, and offices located on upper floors. The proposal will involve a new vehicular access and relocation of 1 no existing floodlight.
1.2	The proposal is an in time renewal of a previously approved application under reference Z/2015/0018/F with the exception of the relocated floodlight.
2.0	Description of Site and Area
2.1	<p>The site is an established football stadium directly off the Shore Road. The pitch is almost completely enclosed on all four sides by stands, two main stands at the northern and southern ends with smaller stands at the eastern and western ends. The four corners of the stadium are open. A two storey clubhouse is located in the southeast corner of the site adjacent to a row of terraced houses on St. Vincent Street.</p> <p>The area is predominantly medium to high density inner city housing characterised by rows of established red brick two storey terraced dwellings off the narrower side streets and lower density terraced and detached units off the Shore Road with intermittent non-residential uses.</p>
Planning Assessment of Policy and Other Material Considerations	
3.0	Site History
3.1	There is a complex site history, only relevant history to the application has been listed below.
3.2	Z/2015/0018/F Crusaders Football Club, Saint Vincent Street, Belfast, BT15 3QG, Proposed replacement stand (1246 seats) to include parking provision, changing rooms & associated required football rooms, offices on upper floors, new vehicle entrance from Shore Road (amended plans) PERMISSION GRANTED 16 th December 2015
3.3	Z/2010/1055/F Demolition of existing terrace and toilet blocks, construction of 2 new stands and associated toilet and turnstile blocks PERMISSION GRANTED 25 th November 2010
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan (BUAP) 2001 Draft Belfast Metropolitan Area Plan (dBMAP) 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.)</p> <p>Strategic Planning Policy Statement Planning Policy Statement 3 (Parking, Access and Movement) Planning Policy Statement 8 (Open Space, Sport and Recreation)</p>
5.0	Statutory Consultees
5.1	DFI Roads – Offered no objection to the proposal subject to two conditions being attached to the decision in relation to parking and the vehicular access.
5.2	NIEA – No objection subject to standard contamination conditions

5.3	NI Water – No objection
6.0	Non Statutory Consultees
6.1	Environmental Health – No objection subject to conditions being placed on the decision relating to contaminated land and a Construction Environmental Management Plan being submitted prior to any development taking place.
7.0	Representations
7.1	The application was neighbour notified on the 26th May 2020 and advertised in the local press on the 27 th March 2020. One letter of objection was received relating to traffic, congestion and the potential impact from floodlights. These issues have been given full consideration in the main body of the report.
8.0	Assessment
	<u>Area Plans</u>
8.1	The site is whiteland within the development limits of the BUAP. The site is located within the development limits of the draft Belfast Metropolitan Area Plan and is identified as an Area of Existing Open Space in both versions of dBMAP. The proposal will continue the use of the established football grounds. The principle of development is considered acceptable subject to the planning considerations detailed below.
	<u>SPPS</u>
8.2	The SPPS requires development to comply with the Area plan, and to cause no demonstrable harm to interests of acknowledged importance. Interests of acknowledged importance in this case are the design of the proposal, which may have impacts on the surrounding character of the area; impact on neighbouring amenity, contamination and impact of traffic and highway safety.
	<u>Planning History</u>
8.3	This proposal was previously approved under application Z/2015/0018/F with the exception of the relocated floodlight. There has been no material change in policy context or site circumstances since this decision, therefore this remains a material consideration in the determination of this application.
	<u>Design and Impact on the character and appearance of the area</u>
8.4	In terms of the scale, massing and overall appearance of the new stand, as per the previous approval, it is considered that although there is a considerably increase in bulk over the existing stand, there will be no adverse impact given that this is an established recreational ground and the character of the stadium as a single entity will be maintained. The proposal is considered to be of an appropriate design, which will not adversely impact the character and appearance of the area in accordance with the SPPS and Policy OS4 of PPS8.
8.5	The new stand has a mono-pitched roof falling towards a flat roof section which will sit adjacent to the rear of St Vincent Street. This flat roof element, located 6.2m from the rear wall of the terraced row, is 9.2m high. The stand is to be 106.5m long and will run the entire length of the pitch and thus will extend beyond the end terrace house at No. 2 St. Vincent Street and also beyond the eastern end of the existing clubhouse.
	<u>Amenity</u>
8.6	The increase in the massing of the new stand will lead to an increased impact on the terraced row of dwellings along St Vincent St, which back onto the site, particularly to the rear of No.2. The dwelling at No. 2 currently has a limited outlook achieved via the

	<p>existing stand, albeit the existing stand does not extend across its entire rear boundary (being approximately 3m short of the side gable wall). The new stand however will extend across the entire rear boundary at a higher height (increase of 1.4m). No 14 is also currently afforded a gap between the end of the existing stand and the gable of the clubhouse, which will now be replaced with the extended stand and a stairwell and lift shaft infill. The proposal therefore has the potential to result in further loss of daylight to these properties in addition to an increased sense of enclosure.</p>
8.7	<p>These impacts were considered in the determination of the previous application and it was determined that having regard to the established use of the site and the existing site circumstances with an already limited outlook, the north facing aspect of the rear of the terrace, with the potential loss of light negligible, the proposal was considered on balance to be acceptable with regards to the impact on neighbouring amenity. The current proposal is for the same scheme as that previously considered acceptable and as such is considered to accord with Policy OS4 of PPS8 and the SPPS.</p>
	<p><u>Consultees</u></p>
8.8	<p>The BCC Environmental Health Service were consulted and are content with the proposal subject to a condition being attached to the decision requiring a Construction Environmental Management Plan to be submitted prior to commencement of development.</p>
8.9	<p>Environmental Health are content with the proposal in terms of the impact of noise and potential impact from floodlights. There is no increase in the capacity of the stadium therefore the proposal is not considered to result in any material increase in potential noise being generated over the existing established football stadium. Due to the extended length of the stand, an existing floodlight is to be relocated. However as the relocated floodlight is to be positioned below the height of the proposed stand, light spill is not considered to be an issue in accordance with Policy OS7 of PPS and the SPPS.</p>
8.10	<p>In regards to traffic, access and parking, DFI Roads were consulted and offer no objection to the proposal subject to a number of conditions. The proposal will not increase the capacity of the stadium therefore, it is not considered there will be any increased impact on the surrounding road network. It is considered that the proposal complies with Planning Policy Statement 3.</p>
8.11	<p>NIEA were consulted and offered no objection subject to a number of conditions</p>
8.12	<p>NI Water were consulted and offered no objection to the proposal.</p>
	<p><u>Representations</u></p>
8.13	<p>One letter of objection was received raising concerns relating to traffic, congestion and floodlighting. Each of these issues have been given full consideration and are addressed above.</p>
	<p><u>Conclusion</u></p>
8.14	<p>Having regard to the policy context and other material considerations above, the proposal is considered to comply with the Area Plan, SPPS, PPS3 and PPS8, this is an application for an in time renewal and there has been no change in policy context or site circumstances in the interim therefore the proposal is acceptable. Planning permission is recommended subject to conditions.</p>
9.0	<p>Summary of Recommendation – Approval</p>
9.1	<p>It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.</p>

<p>10.0</p>	<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. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> 2. The development shall not be occupied until hard surfaced parking areas have been provided in accordance with the approved plan. These facilities shall be permanently retained. <p>Reason: To ensure acceptable parking facilities on the site.</p> 3. The vehicular access shall be provided in accordance with the approved drawing prior to the commencement of any other works or other development hereby permitted. <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> 4. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks, as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. <p>Reason: Protection of human health and environmental receptors to ensure the site is suitable for use.</p> 5. After completing the remediation works under Condition 4; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks, as applicable. The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives and that the site is now fit for end-use. <p>Reason: Protection of human health and environmental receptors to ensure the site is suitable for use.</p> 6. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' available at http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

7. Prior to commencement of development on site, including demolition, site clearance or site preparation, a Construction Environmental Management Plan (CEMP) shall be submitted to the Planning Authority for review and approval in writing. The CEMP shall include measures to control noise, dust and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CEMP shall include rationale for and details of the chosen piling methodology and demonstrate that noise and vibration levels will not have an adverse impact on nearby premises. The CEMP must also have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, and to the Institute of Air Quality Management (IAQM) 'Guidance on the assessment of dust from demolition and construction', version 1.1 dated February 2014. The CEMP shall include arrangements for liaison and communication with nearby residents and other potentially sensitive premises likely to be impacted by the demolition and construction works.

Reason: Protection against adverse construction impacts.

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. It is the responsibility of the developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.
5. The purpose of the Conditions 4 - 6 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part III of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks
6. The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste and Contaminated Land (Northern Ireland) Order 1997, the Waste Management Licensing Regulations (Northern Ireland) 2003 and the Water Order (Northern Ireland) 1999.

	<p>7. RU recommend that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent Conditions.</p> <p>8. The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise, vibration or odours to nearby commercial premises.</p> <p>9. The design of any proposed new/relocated lighting for the proposal should be in accordance with guidance contained within the Institute of Lighting Professionals 'Guidance for the Reduction of Obtrusive Light' ILP (2020) available online at: https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2020.</p> <p>10. The relocated flood lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and light spill.</p>
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ANNEX	
Valid	28.02.2020
Date First Advertised	27.03.2020
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses)	
26/05/2020	
1 St Vincent Street,Belfast,Antrim,BT15 3QG	
10 St Vincent Street,Belfast,Antrim,BT15 3QG	
107a ,Shore Road,Belfast,Antrim,BT15 3PL	
11 St Vincent Street,Belfast,Antrim,BT15 3QG	
12 St Vincent Street,Belfast,Antrim,BT15 3QG	
13 St Vincent Street,Belfast,Antrim,BT15 3QG	
14 St Vincent Street,Belfast,Antrim,BT15 3QG	

15 St Vincent Street,Belfast,Antrim,BT15 3QG
16 St Vincent Street,Belfast,Antrim,BT15 3QG
17 Loughview Terrace,Belfast,Antrim,BT15 3QL
17 St Vincent Street,Belfast,Antrim,BT15 3QG
19 Loughview Terrace,Belfast,Antrim,BT15 3QL
19 St Vincent Street,Belfast,Antrim,BT15 3QG
2 St Vincent Street,Belfast,Antrim,BT15 3QG
21 Loughview Terrace,Belfast,Antrim,BT15 3QL
21 St Vincent Street,Belfast,Antrim,BT15 3QG
23 Loughview Terrace,Belfast,Antrim,BT15 3QL
23 St Vincent Street,Belfast,Antrim,BT15 3QG
3 St Vincent Street,Belfast,Antrim,BT15 3QG
30 St Aubyn Street,Belfast,Antrim,BT15 3QF
4 St Vincent Street,Belfast,Antrim,BT15 3QG
47 Shore Road,Belfast,Antrim,BT15 3PG
49 Shore Road,Belfast,Antrim,BT15 3PG
49 Shore Road,Belfast,Antrim,BT15 3PG
5 St Vincent Street,Belfast,Antrim,BT15 3QG
51 - 58 Shore Road,Belfast,Antrim,BT15 3PG
59-93 ,Shore Road,Belfast,Antrim,BT15 3PZ
6 St Vincent Street,Belfast,Antrim,BT15 3QG
60 - 68 Shore Road,Belfast,Antrim,BT15 3PY
7 St Aubyn Street Belfast Antrim
7 St Vincent Street,Belfast,Antrim,BT15 3QG
72 - 76 Shore Road,Belfast,Antrim,BT15 3PZ
76a ,Shore Road,Belfast,Antrim,BT15 3PZ
76b ,Shore Road,Belfast,Antrim,BT15 3PZ
76c ,Shore Road,Belfast,Antrim,BT15 3PZ

78-82 ,Shore Road,Belfast,Antrim,BT15 3PZ
8 St Vincent Street,Belfast,Antrim,BT15 3QG
80 Shore Road,Belfast,Antrim,BT15 3PZ
82 Shore Road,Belfast,Antrim,BT15 3PZ
86-88 ,Shore Road,Belfast,Antrim,BT15 3PZ
9 St Vincent Street,Belfast,Antrim,BT15 3QG
95 Shore Road,Belfast,Antrim,BT15 3PL
97 Shore Road,Belfast,Antrim,BT15 3PL
99 Shore Road,Belfast,Antrim,BT15 3PL
Apartment 1,1a ,St Vincent Street,Belfast,Antrim,BT15 3QG
Apartment 1,74a ,Shore Road,Belfast,Antrim,BT15 3PZ
Apartment 2,1a ,St Vincent Street,Belfast,Antrim,BT15 3QG
Apartment 2,74a ,Shore Road,Belfast,Antrim,BT15 3PZ
Apartment 3,1a ,St Vincent Street,Belfast,Antrim,BT15 3QG
Flat 1,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 1,70 Shore Road,Belfast,Antrim,BT15 3PZ
Flat 10,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 2,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 2,70 Shore Road,Belfast,Antrim,BT15 3PZ
Flat 3,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 4,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 5,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 6,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 7,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 8,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat 9,66 Shore Road,Belfast,Antrim,BT15 3PY
Flat A,49 Shore Road,Belfast,Antrim,BT15 3PG

Date of Last Neighbour Notification	26/05/2020
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
01 – Location Plan	
02 - Site Location Map	
03 – Existing Stand Seating Plan	
04 – Existing Elevations	
05 – Proposed Ground Floor Plan	
06 – Proposed First Floor Plan	
07 – Proposed Second Floor Plan	
08 – Proposed Elevations	
09 – Proposed Parking Level Plan	
10 – Site Survey	
Notification to Department (if relevant) – N/A	
Date of Notification to Department:	
Response of Department:	
Elected Representatives: N/A	