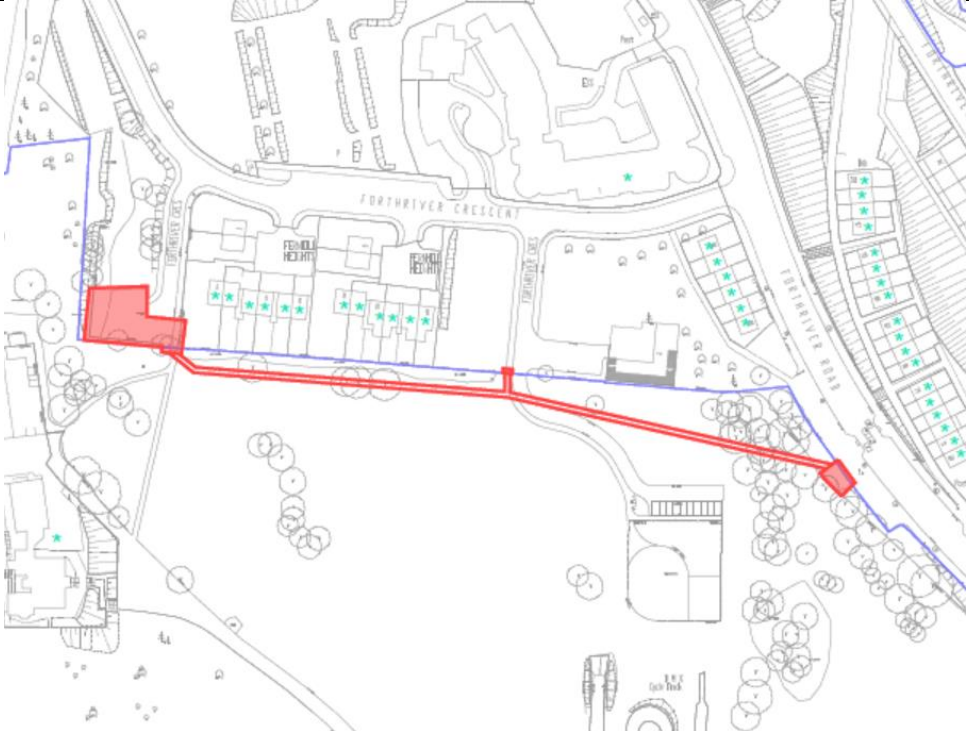


Committee Report

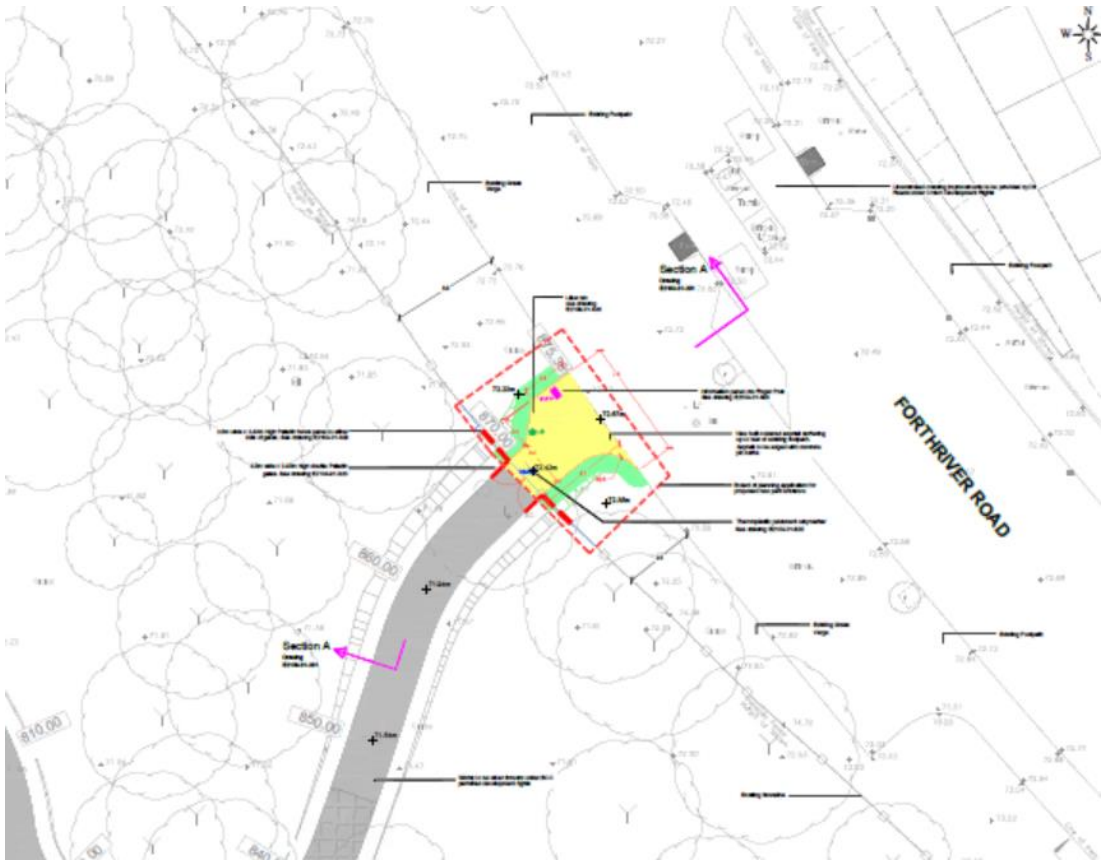
Development Management Report	
Application ID: LA04/2020/1417/F	Date of Committee: Tuesday 16 th February
Proposal: Part of the Forth Meadow Community Greenway project, section 1 proposes new footpaths, path widening and resurfacing, a new park entrance and new wayfinding signage and street furniture at the boundaries of or adjacent to Glencairn Park as well as the Forthriver Road and Forthriver Crescent	Location: Various park entrances and signage/wayfinding installations in and adjacent to the Glencairn Park at Forthriver Crescent and Forthriver Road, Belfast
Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) as the applicant is Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Property and Projects Department 3rd Floor 9-12 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ
<p>Executive Summary:</p> <p>The proposal is an environmental improvement scheme at three entrances to Glencairn Park. Two entrances are from Forthriver Crescent while the other is accessed from Forthriver Road. The works include new footpaths, path widening and resurfacing, a new park entrance and new wayfinding signage and street furniture.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of development • Design of the proposal • Impact on Glencairn Historic Park <p>Glencairn Park is designated as lands reserved for landscape, amenity or recreation use in BUAP and as open space in draft BMAP. Glencairn Park is also a Historic Park, which forms the setting to the B2 listed Fernhill House.</p> <p>The proposals will complement and improve the area and complies with the relevant policy and area designations.</p> <p>DFI Roads and NIEA were consulted and have offered no objection to the proposal.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p> <p>Recommendation</p> <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>	

Case Officer Report

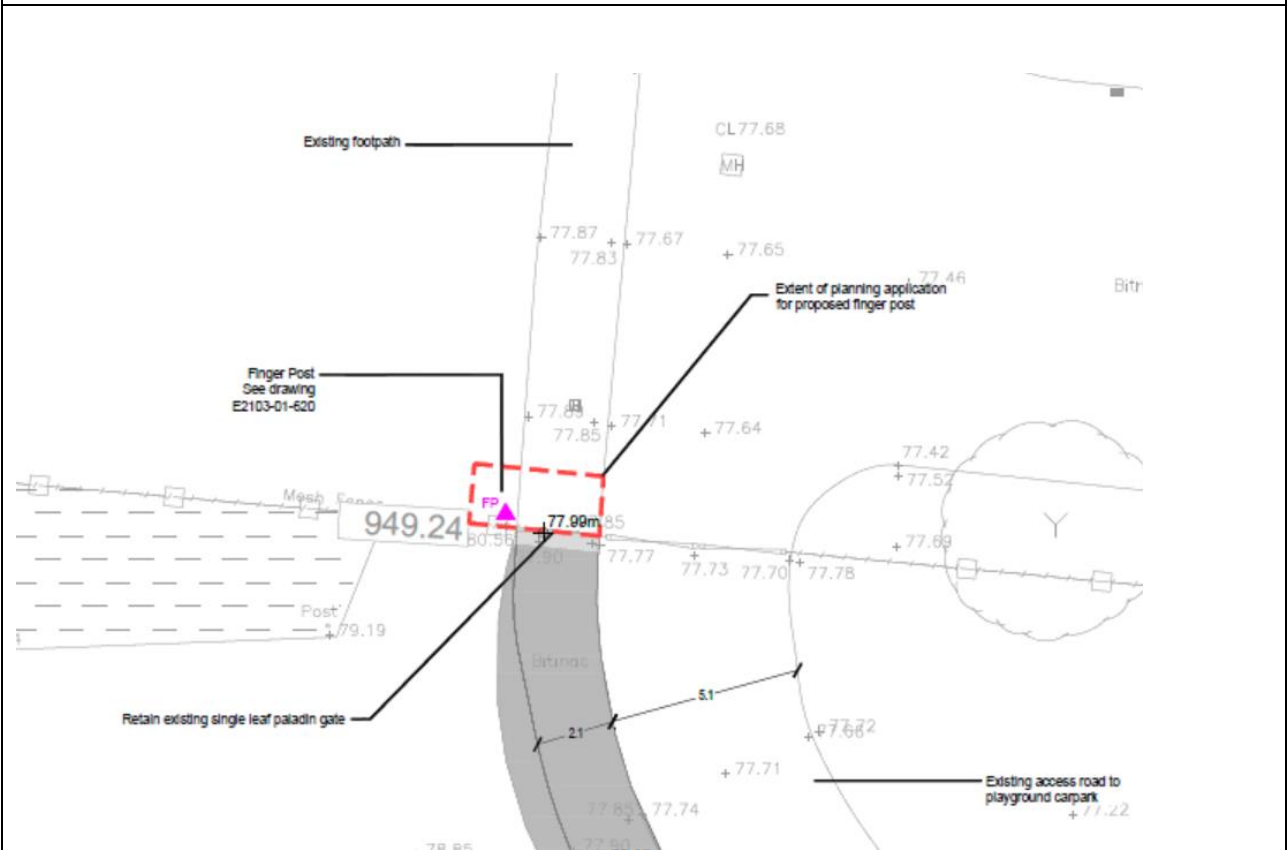
Site Location Plan



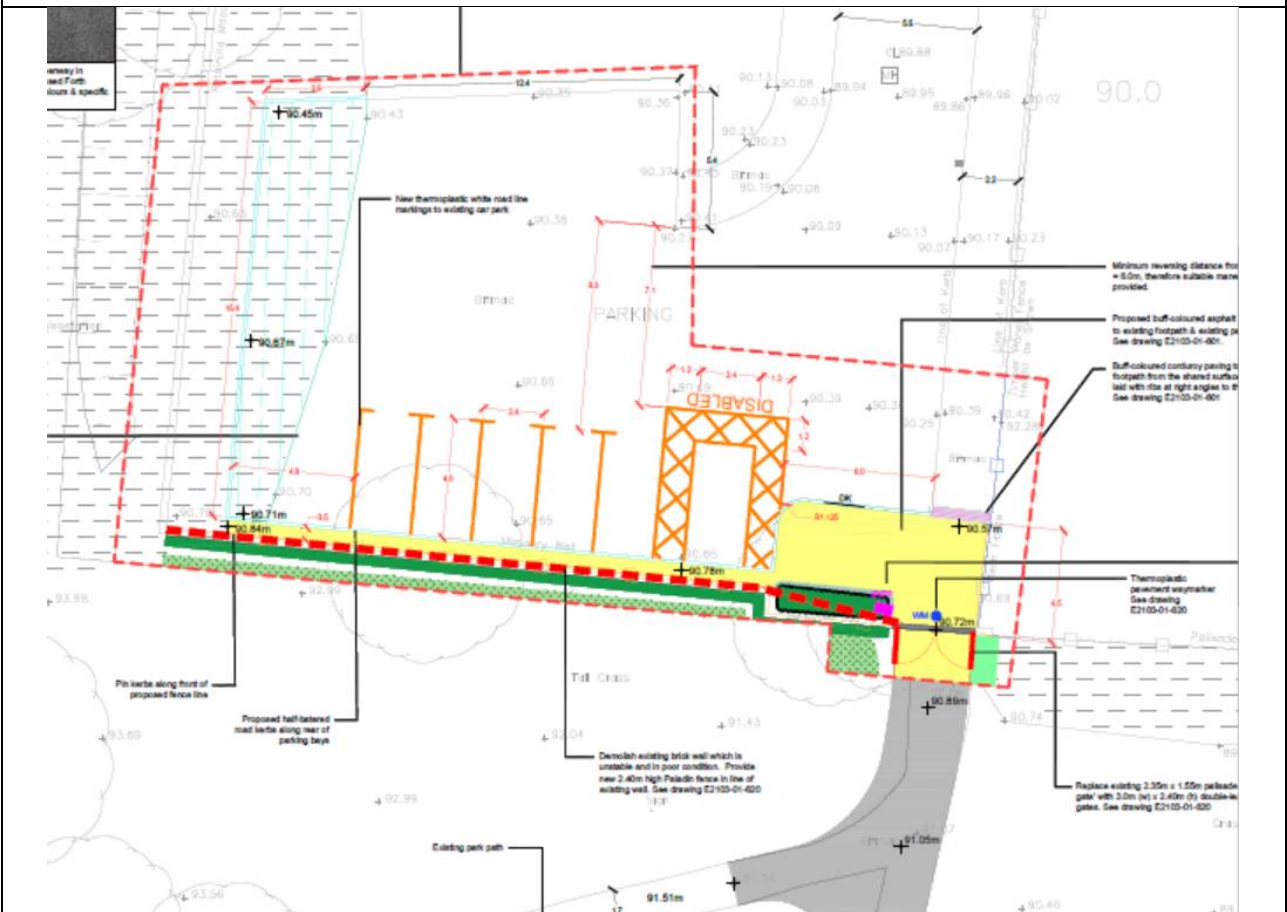
Block Plan- Fortriver Road



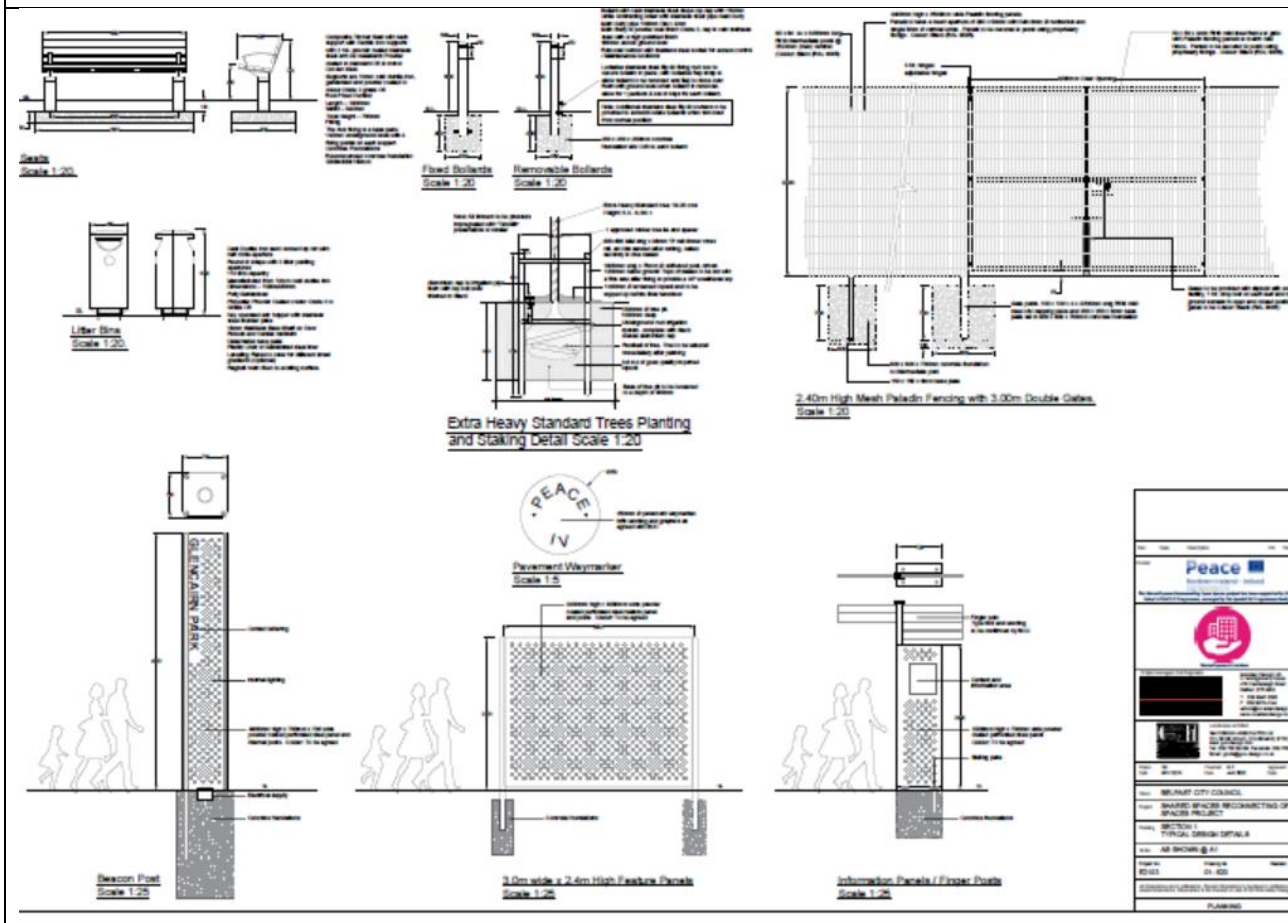
Block Plan-Forthriver Crescent (east)



Block Plan- Forthriver Crescent (west)



Typical Elevations



Characteristics of the Site and Area

1.0 Description of Proposed Development

This application forms part of the Forth Meadow Community Greenway project and seeks full planning permission for Section 1 works including new footpaths, path widening and resurfacing, a new park entrance and new wayfinding signage and street furniture at various locations including:

- The creation of a new park entrance along Forthriver Road with new gates and associated wayfinding signage and street furniture;
- A new finger post at the entrance to the existing carpark/ play park from Forthriver Crescent;
- New surfacing, gates, wayfinding signage, street furniture at existing entrance to Glencairn Park from Forthriver Crescent.

Amended plans were submitted over the course of the application to include additional detail as required by DFI Roads.

2.0 Description of Site

The application includes three sites, which are located at entrances at the north end of Glencairn Park. Two are accessed from Forthriver Crescent with the entrance further west containing a car park and pedestrian access while the entrance further east has pedestrian and vehicular access. The third entrance is accessed from Forthriver Road. All three site entrances are located within close proximity to residential properties.

	Glencairn Park is designated as lands reserved for landscape, amenity or recreation use in BUAP and as open space within draft BMAP. Glencairn Park is also a Historic Park, which forms the setting to the B2 listed Fernhill House.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History LA04/2019/2938/F - Lighting, including street lighting, lit & branded location 'Beacon' as well as associated electrical control pillars – UNDER CONSIDERATION
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	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.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 3: Access, movement and parking
4.5	Planning Policy Statement 6: Planning, Archaeology and the Built Heritage
4.6	Planning Policy Statement 8: Open space, sport and outdoor recreation
5.0	Statutory Consultees Responses DFI Roads- No objections NIEA- No objection, refer to standing advice
6.0	Non Statutory Consultees Responses None
7.0	Representations
	The application was neighbour notified most recently on the 19 th August 2020 and advertised in the local press most recently on the 07 th August 2020. No representations were received.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	Assessment The key issues to be considered are: <ul style="list-style-type: none"> • Principle of development • Design of the proposal <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p>

Principle of development
 The proposal involves new footpaths, path widening and resurfacing, a new park entrance and new wayfinding signage and street furniture. The proposal complies with policy OS1 of PPS8 as there will be no loss open space. It is considered that the proposals will improve and compliment the open space designation. The proposal complies with policy AMP1 of PPS3 as the use of wayfinding signage and shared surfaces will aid with accessibility and ease of movement. DFI Roads and NIEA were consulted and had no objections.

Design
 The proposals will improve the overall appearance of the area. The design complies with the SPPS, which outlines the benefit of such improvements to urban neighbourhoods in paragraphs 4.23-4.36.

Impact on Glencairn Historic Park
 Glencairn Park is designated as a historic park which forms the setting to the B2 listed Fernhill House. No lighting is proposed as part of the scheme. Whilst the new entrance from Forthriver Road would result in the loss of one tree, there is a well-established tree belt at this location and the loss of one tree would not undermine its contribution. In relation to the works themselves which are located at the boundary of the historic park, given their minor nature and distance from the listed buildings, it is not considered that they would adversely impact the historic park in accordance with Policy BH6 of PPS6.

9.3 Having regard for the policy context and the considerations above, the proposal is deemed acceptable.

10.0 Summary of Recommendation: Approval

11.0 Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Informatives

1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 27/07/2020, drawing nos. 04, 05, 07, 08, 09 and on 06/11/2020, drawing nos. 02A and 06A

Notification to Department (if relevant): N/A

Representations from Elected members: None