

Committee Report

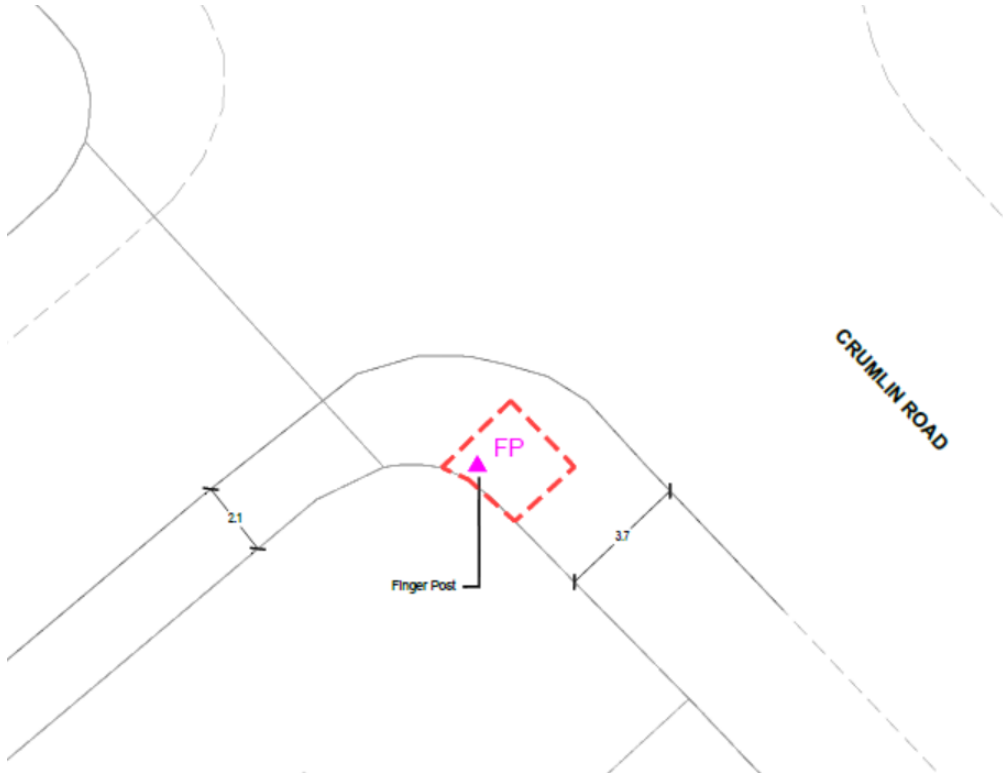
Development Management Report	
Application ID: LA04/2020/1322/F	Date of Committee: Tuesday 16 th February 2021
Proposal: New footpaths, path widening and resurfacing, new park entrance, wayfinding signage and street furniture	Location: Various park entrances and signage/wayfinding installations bordering the Forthriver Linear Park as well as at Somerdale Park and the Crumlin 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: The proposal is an environmental improvement scheme at three locations on the Crumlin Road, Somerdale Park and within the Forthriver Linear Park. The works include new footpaths, path widening and resurfacing, new park entrance, 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 Site of Local Nature Conservation Importance <p>Forthriver Linear Park is designated as lands reserved for landscape, amenity or recreation use in the BUAP. The Crumlin Road is designated as an arterial route while Forthriver Linear Park is designated as open space and a Site of Local Nature Conservation Importance within draft BMAP.</p> <p>The proposals will complement and improve the area and comply with the relevant policy and area plan 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 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>	

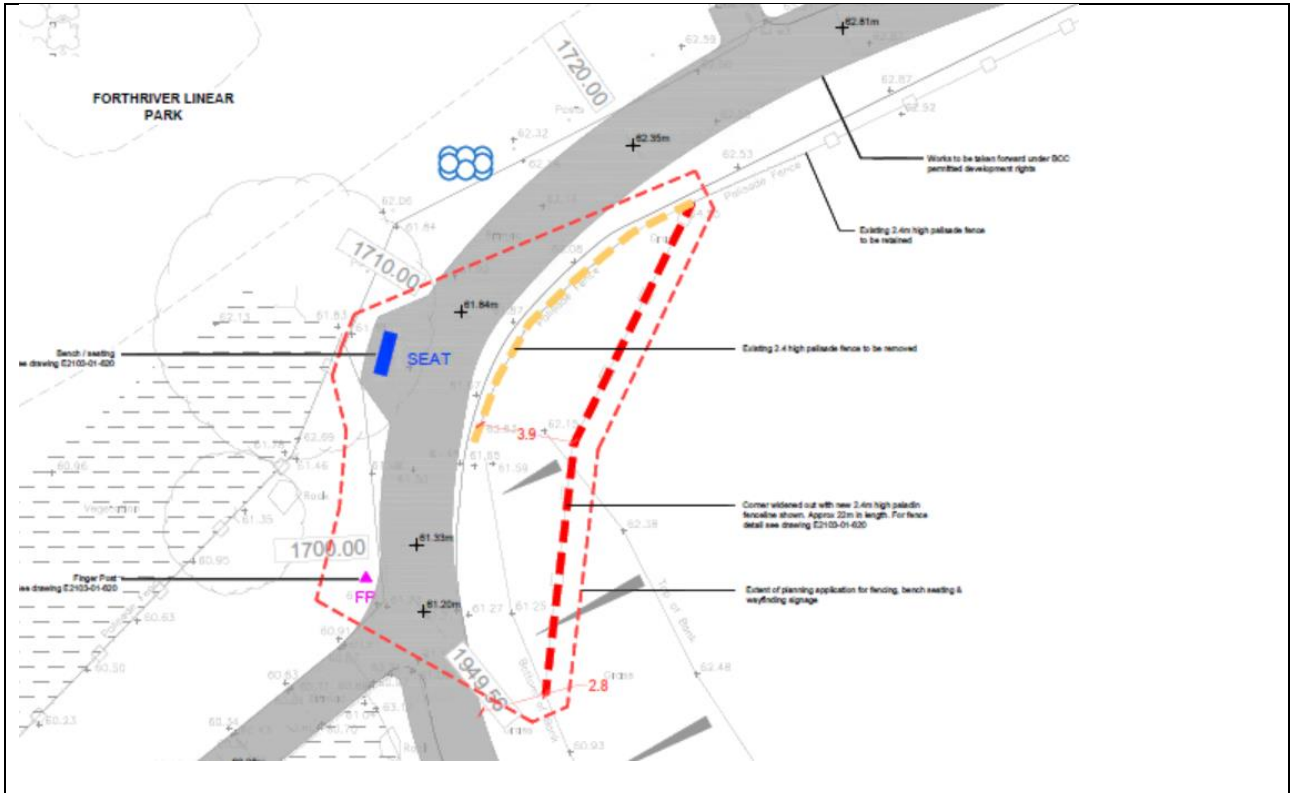
Case Officer Report

Site Location Plan

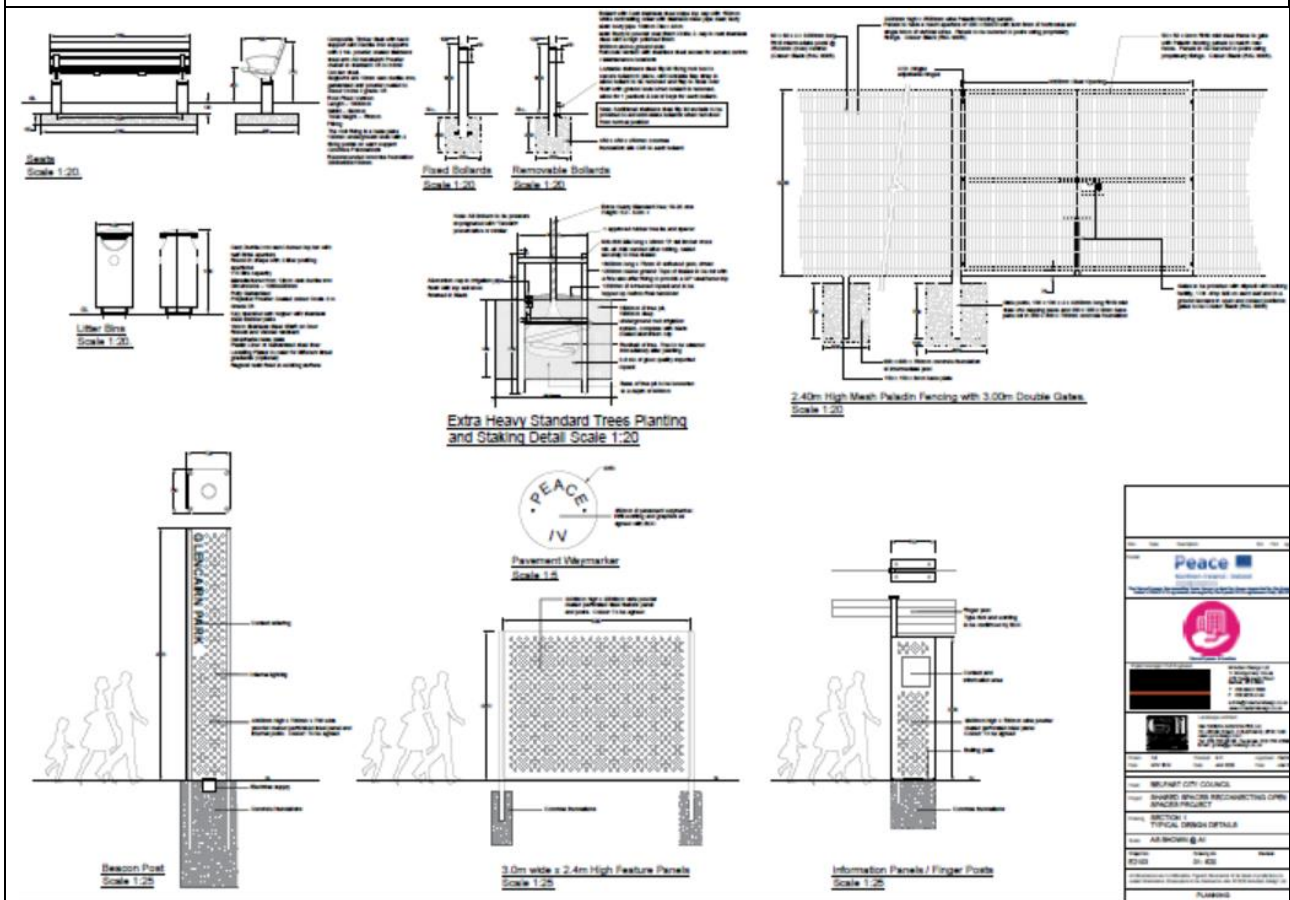


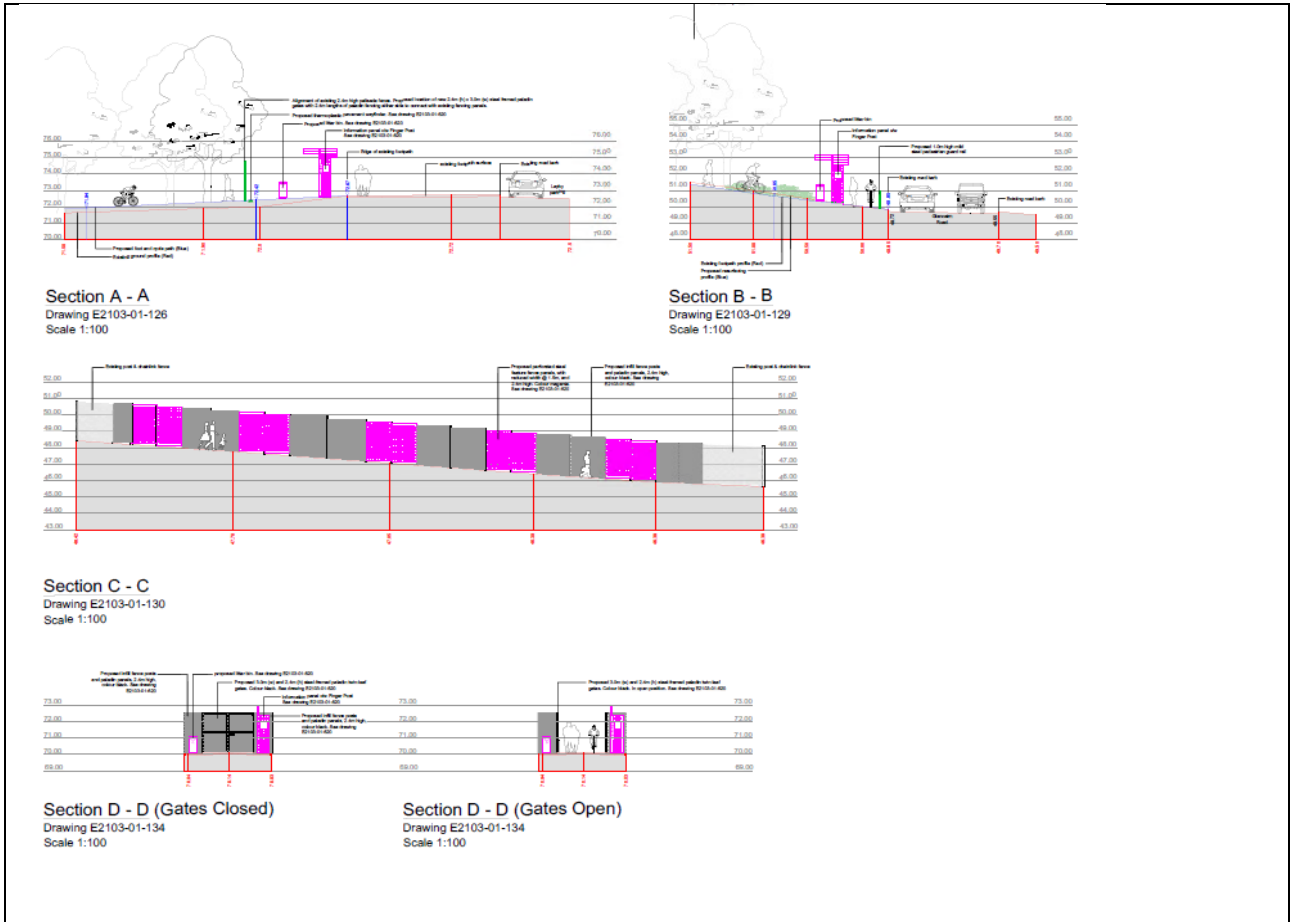
Block Plan- Junction of Somerdale Park and Crumlin Road





Typical Elevations of Street furniture





Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This application seeks full planning permission for the construction of new footpaths, path widening and resurfacing, new park entrance, wayfinding signage and street furniture at various locations including;</p> <ul style="list-style-type: none"> • A new finger post on the footpath at the junction of the Crumlin Road and Somerdale Park; • New park entrance, new surfacing, wayfinding signage at the junction of Somerdale Park and Ingledale Park leading to the entrance to Clarendon multi sports facility; • New fencing, path widening, street furniture and wayfinding signage at Forthriver Linear Park. <p>Amended plans were submitted over the course of the application to include additional detail as required by DFI Roads.</p>
2.0	<p>Description of Site</p> <p>The application includes three sites within the same area at which improvements are to take place. The three sites are located as below:</p> <ul style="list-style-type: none"> • Footpath on the junction of Crumlin Road and Somerdale Park • The junction of Somerdale Park and Ingledale Park leading to the entrance to Clarendon multi sports facility • Section of path within Forthriver Linear Park

	With the exception of the site within the park itself, the surrounding area is residential comprised of semi-detached properties. Forthriver Linear Park is designated as lands reserved for landscape, amenity or recreation use in BUAP. The Crumlin Road is designated as an arterial route while Forthriver Linear Park is designated as open space and a Site of Local Nature Conservation Importance within draft BMAP.
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 2: Natural Heritage
4.5	Planning Policy Statement 3: Access, movement and parking
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 26 th August 2020 and advertised in the local press most recently on the 08 th September 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 • Impact on Site of Local Nature Conservation Importance

	<p>It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance, which are considered below.</p> <p>Principle of development The proposal involves new footpaths, path widening and resurfacing, new park entrance, wayfinding signage and street furniture. The proposal complies with policy OS1 of PPS 8 as there will be no loss open space. It is considered that the proposals will improve and complement the open space designation. The proposal complies with policy AMP 1 of PPS 3 as the use of dropped kerbs and shared surfaces will aid with accessibility and ease of movement. DFI Roads were consulted and had no objections.</p> <p>Design The proposal 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.</p> <p>Impact on Site of Local Nature Conservation Importance The works within Forthriver Linear Park fall within a Site of Local Nature Conservation Importance which is a local wildlife site. The Natural Environment Division (NIEA) were consulted and have referred to standing advice. Given the minor nature of the proposed works, it is not considered that the proposal would have any significant adverse impact on this site in accordance with Policy NH4 of PPS2 and the SPPS.</p>
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	<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>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: XX, drawing no's XX.</p> <p>2. Attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:</p> <ul style="list-style-type: none"> • kill, injure or take any wild bird; or • take, damage or destroy the nest of any wild bird while that nest is in use or being built; or • at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or • obstruct or prevent any wild bird from using its nest; or • take or destroy an egg of any wild bird; or • disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or • disturb dependent young of such a bird. <p>Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.</p>

	<p>It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season between 1st March and 31st August.</p>
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<p>Notification to Department (if relevant): N/A</p>

<p>Representations from Elected members: None</p>
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