

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 16 th March 2021	
Application ID: LA04/2020/0798/F	
Proposal: Proposal for Youth and Community Centre, with fenced 3G Pitch on vacant site, with associated parking and landscaping.	Location: Site of former Grove Swimming Pool Complex bound by York Road North Queen Street and Grove Place Belfast BT15 2EN
Referral Route: The project is part funded by BCC.	
Recommendation:	Approval
Applicant Name and Address: Basement Youth Club & APA Elim Pentecostal Church 120a Alexandra Park Avenue Belfast BT15 3GJ	Agent Name and Address: Hall Black Douglas Architects 152 Albertbridge Road Belfast BT5 4GS
<p>Executive Summary: Planning permission is sought for a Youth and Community Centre, with fenced 3G Pitch on a vacant site, with associated parking and landscaping.</p> <p>The site has an area of 0.69ha and is located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP); and the draft Belfast Metropolitan Plan 2015 (BMAP). The site is unzoned whiteland in the BUAP, dBMAP 2004 and BMAP 2015.</p> <p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> - The principle of the proposal at this location - Design, layout and impact on the character and appearance of the area - Impact on residential amenity - The impact on traffic and parking - Impact on Natural Environment - Flooding and Infrastructure capacity - Other Environmental Matters <p>Given the site's former and current use for sport and recreation, it is considered that the redevelopment of this site will bring the use back with a new state of the art facility for the benefit of the local and wider community. The scheme will also support much needed regeneration for the area. Within this context the principle of uses at this location are considered acceptable and is compatible with PPS 8 Open Space, Sport and Outdoor Recreation to encourage and promote sport and outdoor activity.</p> <p>It is considered that the layout and separation distances proposed are acceptable and will not significantly impact on the existing residential amenity of York Road residents. The design is of high quality and the scale, mass and finishes are acceptable. The scheme will also incorporate appropriate boundaries and landscaping which will improve the visual amenity of this stretch of the road.</p> <p>DfI Roads, NIEA, and Environmental Health have considered the proposal and offered no objections. Rivers Agency have no objections to the proposal subject to confirmation from NI Water for consent to discharge water into their system.</p>	

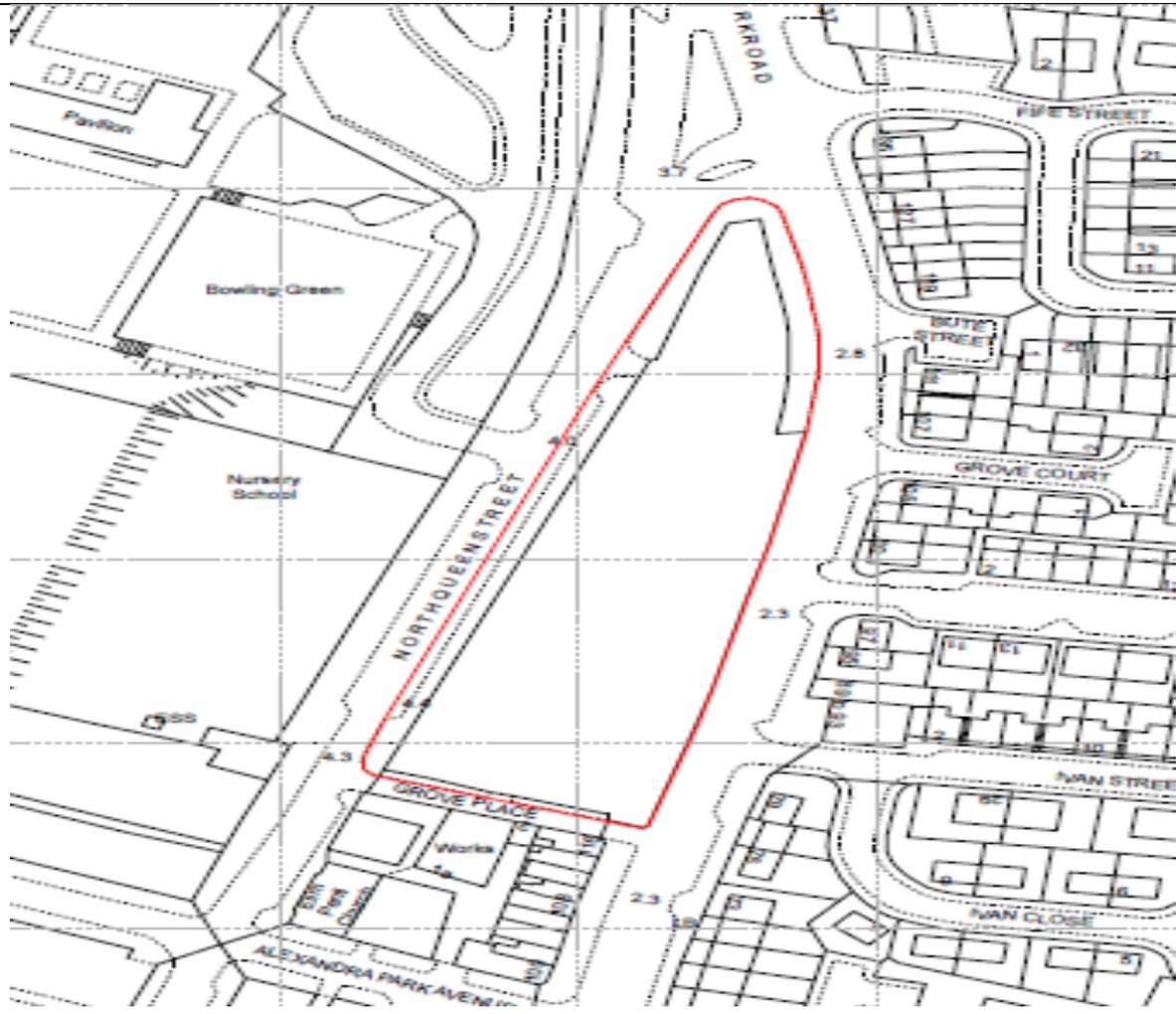
No representations have been received on the proposal. Having regard to the policy context and other material considerations, including consultation responses, the proposal is considered acceptable.

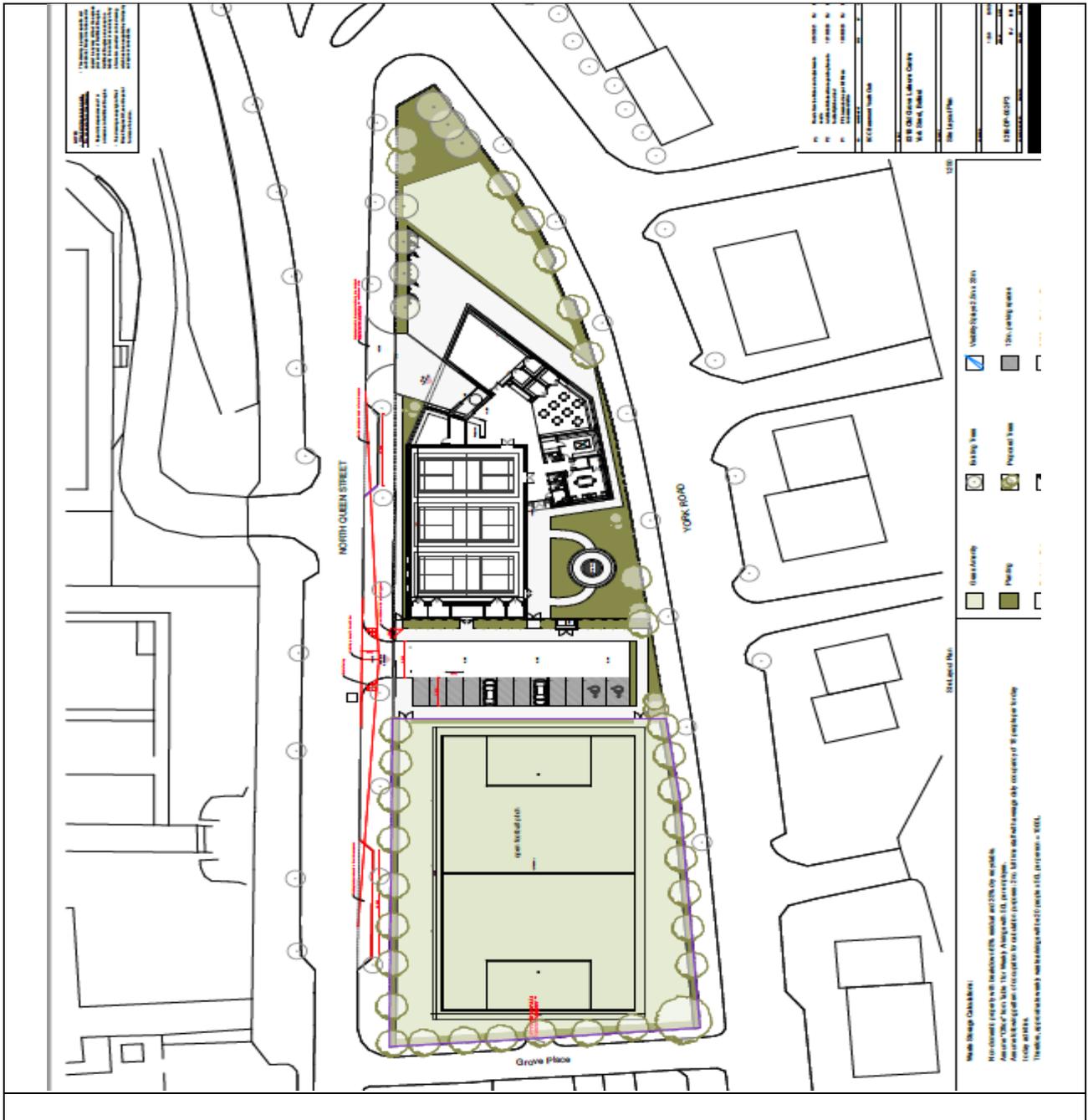
Recommendation

The proposal is recommended for approval. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of Conditions subject to no new substantive planning issues being raised by third parties.

Case Officer Report

Site Location Plan





Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for a Youth and Community Centre, with fenced 3G Pitch on vacant site, with associated parking and landscaping. The proposed facilities include a large sports hall and smaller youth group rooms with supporting ancillary spaces planned over a single storey, along with a fenced 3G Pitch separated from the building. The proposal is part funded by Belfast City Council.</p>
2.0	<p>Description of Site</p> <p>The site currently comprises open waste ground secured with fencing. The site was previously occupied by the Grove Community Centre and swimming pool prior to demolition around 2013. The existing flat site is surrounded on all sides by roads, the immediate context is a mix of residential, commercial, community buildings and recreation. The site is located within an urban setting and is approximately 2.5km NNE of Belfast City Centre. The site is at the intersection of two main roads within the City, York Road and North Queen Street. The constraints indicate it is in proximity to an IRPI site and as a result a consultation with NIEA was required.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>Ref ID: LA04/2019/2858/PAD</p> <p>Proposal: Proposal for Youth and Community Centre with fenced 3G pitch on vacant site, with associated parking and landscaping.</p> <p>Address: Site of former Grove Swimming Pool complex, bound by York Road, North Queen Street and Grove Place, Belfast,</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2004</p> <p>Draft Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Strategic Planning Policy Statement for NI (SPPS);</p> <p>Planning Policy Statement 3 - PPS3: Access, Movement and Parking</p> <p>Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation</p> <p>Revised Planning Policy Statement 15 – Planning and Flood Risk</p>
5.0	Consultations:
5.1	<p>The following bodies were consulted as part of the processing of this application:</p> <ul style="list-style-type: none"> • DfI Roads: No objection • NI Water: No objections • Rivers Agency: No objections subject to correspondence letter from NI Water for consent to discharge water into their system. • NIEA: No objection • Belfast City Council Environmental Health: No objections
6.0	Representations:
	<p>The application has been neighbour notified and advertised in the local press. No representations have been received.</p>
7.0	Development Plan Status
7.1	<p>Following the Court of Appeal decision that quashed the adoption of the Belfast Metropolitan Area Plan 2015, the extant Development Plan is now the Belfast Urban Area Plan 2001 (BUAP). The site is not subject to any zoning within the BUAP. Both the draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004) and the 2015 version (dBMAP 2014) are material considerations. The weight to be afforded the draft Belfast Metropolitan Area Plan is a matter of judgement for the decision maker. In dBMAP 2004 and BMAP 2015 the site is unzoned white land.</p>

7.2	<p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> - The principle of the proposal at this location - Design, layout and impact on the character and appearance of the area - Impact on amenity - The impact on traffic and parking - Impact on Natural Environment - Flooding and Infrastructure capacity - Impact on Human Health
7.3	<p>The principle of the proposal at this location; Within the extant (BUAP) and draft (BMAP 2004 and BMAP 2015) area plans the application site is located within the development limit identified for Belfast. The site is also unzoned in all 3 plans. The site is currently fenced off and the land is vacant. Historically, a community leisure facility occupied the site in the form of the old Grove Leisure Centre which was demolished a number of years ago. The immediate area is primarily characterised by residential properties with a mixture of retail and community uses. The site lies east of the Grove Playing fields. The reintroduction of a community building on the site is acceptable and will benefit the local community and improve the visual amenity of the area. The proposed is compatible with PPS 8 Open Space, Sport and Outdoor Recreation to encourage and promote sport and outdoor activity.</p>
7.4	<p>Given the site's former use and current vacant state it is considered that the redevelopment of this brownfield site will bring back into a recreational use with a new state of the art facility for the local and wider community and support much needed regeneration for the area. Within this context the principle of uses at this location are considered acceptable subject to the material considerations set out below.</p>
7.5	<p>Design, layout and impact on the character and appearance of the area The Youth and Community Centre building is the primary feature of the proposal. This is located on the northern portion of the site. The proposed facilities include a large sports hall and smaller youth group rooms with supporting ancillary spaces planned over a single storey. The single storey building which has a maximum height of approximately 7.2m has a striking contemporary design. The height, scale and massing of the proposal is considered to be acceptable. The building is accessed from North Queen Street. The building will be finished with clay facing brick and aluminium window frames. The entrance to the building is dominated by windows which and gives the building a real sense of arrival at the front entrance. The building has been designed to step down in height towards the residential area of the York Road. A small pocket garden has been proposed, with seating area and fire pit for the Basement Youth Club to use for connecting with the youth in the area. This will be screened with planting to the York Road, and a low wall with railings to the car park area within the site for security. A fenced 3G pitch is located towards the southern end of the site. A car parking area will define the space between the soccer pitch and the community building. This area is also accessed from North Queen Street. Proposed planting around the site's perimeter will help to soften the impact of the proposal. The design of the scheme will improve the visual amenity within the area. It will see a brownfield site being transformed into a community regeneration facility which will positively contribute to the communities social, health and well-being. The proposal is therefore in keeping with the character and appearance of the surrounding area and is compliant with the SPPS.</p>
7.6	<p>Impact on amenity The site is situated in a high density urban area with residential units located to the east and south of the site. The site is also in close proximity to a nursery school to the west and a bowling green. Due to the nature of the site all of the neighbouring uses are</p>

	separated from the site by road carriageways. It is considered that the scale, massing and design of the development will not adversely impact on the amenity of occupiers of properties in neighbouring streets and there is adequate separation distance to ensure that there will be no privacy issues arising. The proposed 3G playing pitch does not include floodlighting. Environmental Health offered no objection to the proposal in respect of noise nuisance or lighting, subject to conditions.
7.7	To conclude the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance and as such will not have a detrimental impact on residential amenity.
7.8	Impact on traffic and parking DFI Roads consider the application acceptable, subject to conditions relating to access and parking. The proposal offers 12 in curtilage car parking spaces in an area between the community centre and the playing pitch. Given the location of the site in proximity to public transport options it is considered that the proposal is acceptable in terms of PPS 3 as the proposal will not result in a significant impact on traffic or road safety.
7.9	The site is located along the York Road which is well connected by public transport routes via bus and train (Yorkgate train station). DFI Roads were consulted on the proposal and have offered no objections to the proposal. In light of the above, it is considered that the proposed development would be acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, PPS3, BUAP and Draft BMAP.
7.10	Impact on Natural Environment NIEA has considered the impacts of the proposal and has no concerns. NIEA are content that no designated sites, priority habitats or priority species will be significantly impacted by this development.
7.11	Flooding and Infrastructure capacity NI Water have no objection to the proposal. Owing to the scale and nature of development proposed, it is not considered that the proposed development would have a significant impact on existing infrastructure and as such, there are no issues of principle. In addition, connections to the water and foul sewer system are covered by separate legislation. Rivers Agency have no objections to the proposal subject to confirmation from NI Water for consent to discharge water into their system. The development does not lie within the 1 in 100 year fluvial or 1 in 200 year Coastal floodplain. The Flood Hazard Map (NI) indicates that part of the sites eastern boundary lies within the 1 in 200 year climate change coastal flood plain. The detailing provided by the applicant suggests that the finished floor levels across the site are acceptable and as such DfI Rivers has no reason to sustain an objection.
7.12	Impact on human health The proposal will not result in an unacceptable impact in terms of noise, air quality or contamination issues. No floodlighting is proposed with the football pitch. Environmental Health has no objection subject to conditions.
7.13	Landscaping A small pocket garden has been proposed, with seating area and fire pit for the Basement Youth Club to use for connecting with the youth in the area. This will be screened with planting to the York Road, and a low wall with railings to the car park area within the site for security. Planting is proposed in the form of beds planted with shrubs and trees. A lawn will feature on the northern end of the site. Elsewhere, groups

	of trees will be planted to assist integration and soften the impact of the proposal. The level of proposed planting is to an acceptable standard.
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 the following conditions.
9.0	<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>2: 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 subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. 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.</p> <p>Reason: Protection of human health.</p> <p>3: No cooking of food to be undertaken within the development without prior approval from the Planning Authority.</p> <p>Reason: Protection of residential amenity.</p> <p>4: No floodlighting to be installed in association with the development without prior approval from the Planning Authority.</p> <p>Reason: Protection of residential amenity.</p> <p>5: Prior to the commencement of operation of the hereby permitted development, the building specifications/mitigation measures for the Community Centre building, as outlined in the F.R. Mark & Associates Noise Impact Assessment titled "New Youth and Community Centre with 3G MUGA pitch on vacant ground at the site of the former Grove Swimming Pool Complex bounded by York Road, North Queen Street and Grove Place, Belfast", and dated August 2020, shall be implemented.</p> <p>Reason: Protection of amenity of end users.</p> <p>6: The rated noise level from the operation of all combined plant and equipment, associated with the development, must not exceed 43 dB LAeq(15minutes) at any nearby noise sensitive receptor when measured or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'.</p> <p>Reason: Protection of residential amenity</p> <p>7: The MUGA and external areas associated with the hereby permitted development shall not be used between the hours of 23:00 and 07:00hrs.</p>

Reason: Protection of residential amenity.

8: Fencing to the hereby permitted MUGA to be installed and meet the specifications as per drawing from Hall Black Douglas entitled 'Site Layout Plan', Drawing No. 5319-DP-002-P2 and dated 12/10/2020 and associated fencing specification document.

Reason: Protection of residential amenity.

9: The vehicular access, including visibility splays and any associated works to the public road, shall be provided in accordance with Drawing No.02B uploaded to the Planning Portal 4th March 2021, prior to the operation of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

10: The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted becomes operational and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

11: The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.02B uploaded to the Planning Portal 4th March 2021 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate provision has been made for parking within the site.

12: The development hereby permitted shall not become operational until cycle parking facilities have been provided in accordance with Drawing No.02B uploaded to the Planning Portal 4th March 2021.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

ANNEX

Date Valid

18th May 2020

Date First Advertised

29th May 2020

Date Last Advertised

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1,1a ,Alexandra Park Avenue,Skegoneill,Belfast,Antrim,BT15 3EP
The Owner/Occupier,
101 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
103 York Road,Belfast,Antrim,BT15 3GY

The Owner/Occupier,
105 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
107 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
109 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
111 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
116 York Road,Belfast,Antrim,BT15 3HF
The Owner/Occupier,
119 York Road,Belfast,Antrim,BT15 3GZ
The Owner/Occupier,
121 York Road,Belfast,Antrim,BT15 3GZ
The Owner/Occupier,
123 York Road,Belfast,Antrim,BT15 3GZ
The Owner/Occupier,
125 York Road,Belfast,Antrim,BT15 3GZ
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127 York Road,Belfast,Antrim,BT15 3GZ
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135 York Road,Belfast,Antrim,BT15 3GZ
The Owner/Occupier,
137 York Road,Belfast,Antrim,BT15 3GZ
The Owner/Occupier,
137 York Road,Belfast,Antrim,BT15 3GZ
The Owner/Occupier,
1a ,Alexandra Park Avenue,Skegoneill,Belfast,Antrim,BT15 3EP
The Owner/Occupier,
244-246 ,North Queen Street,Skegoneill,Belfast,Antrim,BT15 3DJ
The Owner/Occupier,
254 North Queen Street,Skegoneill,Belfast,Antrim,BT15 3DJ
The Owner/Occupier,
421 North Queen Street,Skegoneill,Belfast,Antrim,BT15 3DN
The Owner/Occupier,
75 York Road,Belfast,Antrim,BT15 3GU
The Owner/Occupier,
77 York Road,Belfast,Antrim,BT15 3GU
The Owner/Occupier,
79 York Road,Belfast,Antrim,BT15 3GU
The Owner/Occupier,
89 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
93 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
95 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,
97 York Road,Belfast,Antrim,BT15 3GY
The Owner/Occupier,

99 York Road, Belfast, Antrim, BT15 3GY The Owner/Occupier, Pavilion, North Queen Street, Skegoneill, Belfast, Antrim, BT15 3DJ	
Date of Last Neighbour Notification	20th July 2020
Date of EIA Determination	
ES Requested	No
Relevant Planning History See report	
Drawing Numbers and Title	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	
Representations from Elected Members: None	