

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2020/1726/F	Committee Meeting Date: Tuesday 18 th May 2021
Proposal: New 3G pitch in revised position with floodlights, dug outs, turnstiles, 1.2m fence to pitch and associated ground works (previous approved application Z/2013/1485/F). (Amended Plans)	Location: Belfast Celtic FC Glen Road Heights Belfast BT11 8RB
Referral Route: Falls outside Delegated Scheme due to size	
Recommendation:	The Members of the Committee are asked to recommend that, in accordance with the Council decision of 4 th May 2021, the Chief Executive exercises her delegated authority to approve the application, subject to conditions.
Applicant Name and Address: Belfast Celtic CIC Non Profit Making Club Glen Road Heights Belfast BT11 8RB	Agent Name and Address: Durnien Surveyors and Project managers 667 Shore Road Newtownabbey BT37 0ST
<p>Executive Summary:</p> <p>The application is seeking full planning permission for a new 3G pitch in revised position with floodlights, dug outs, turnstiles, 1.2m fence to pitch and associated ground works (previous approved application Z/2013/1485/F). (Amended Plans).</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of a new 3G pitch and floodlighting at this location. • Impact on residential amenity. • Impact on the wider environment including bats. <p>There is an existing pitch in situ, therefore the use of the land and principle of the development is already established and considered acceptable. The revised position includes re-locating the pitch marginally to the west with floodlights, dug-outs, turnstiles and all other associated ground works.</p> <p>The application site is located outside and abutting the settlement limit of Belfast and within an Area of High Scenic Value. The proposal is assessed against:</p> <ul style="list-style-type: none"> • Planning Policy 2: Natural Heritage • PPS 3: Access, Movement and Parking • PPS 8: Open Space, Sport and Outdoor Recreation • PPS 15 (Revised): Planning and Flood Risk • PPS 21: Sustainable Development in the Countryside <p>DFI Roads, Environmental Health, Rivers Agency, NI Water, UK Crown Bodies and NIEA have no objections to the proposal, subject to conditions. Environmental Health advised that since the time of the original application, there have been new houses built in the area close to Glen Road Heights and as such sought more information /</p>	

clarification. As a result, the proposal amended the floodlighting reducing the number from 8 to 4 poles with 4 lights on each pole at a height of 18.3m.

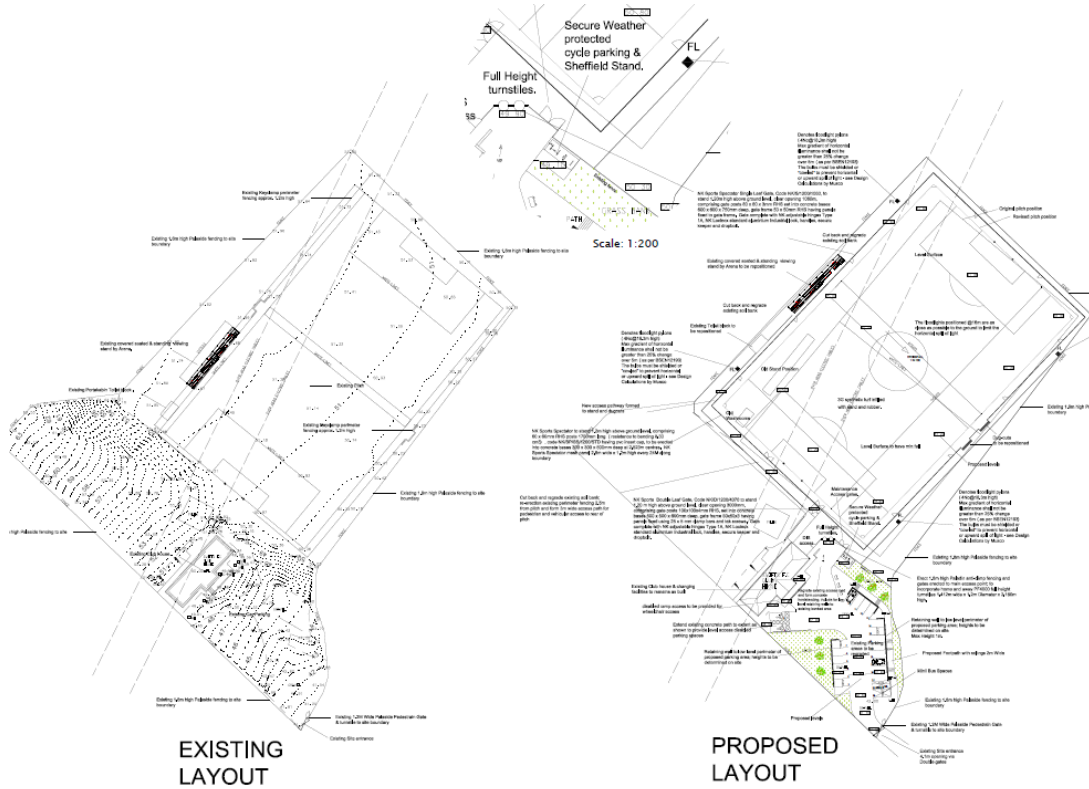
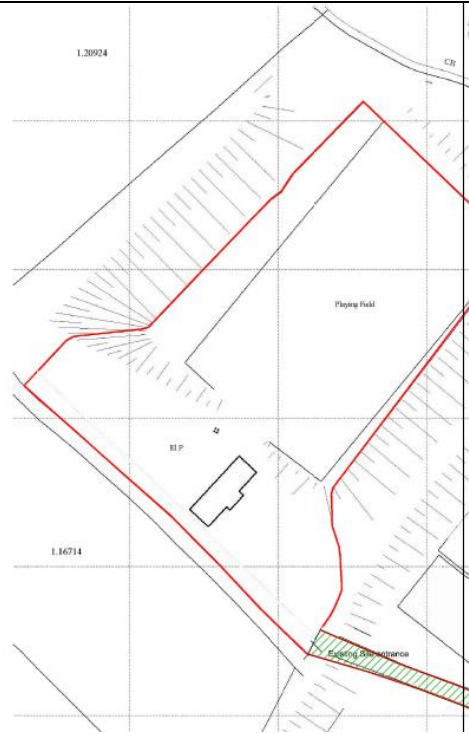
No representations were received in the first Neighbour Notification period. The application was re-NN and will expire Monday 24th May. A Decision will not be issued until after this date and if any comments are received raising any material planning matters, the application will be brought back to the Planning Committee for re-consideration.

Recommendation- approval subject to conditions

Having regard to the policy context and other material considerations, the proposal is considered acceptable and due to compliance with the development plan and policy and taking account of consultation responses approval of planning permission is recommended - Subject to conditions which are included in the report below. It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to finalise the wording of conditions.

Case Officer Report

Site Location Plan



1.0	Description of Site and Area
1.1	<p>The application site consists of an existing grass soccer pitch and changing facilities. The site is accessed off the Glen Road and through Glen Road Heights.</p> <p>The surrounding area is predominantly residential with a new housing scheme at Glen Road Heights. The application site is located outside and abutting the settlement limit of Belfast and within an Area of High Scenic Value.</p>
2.0 Description of Proposed Development	
2.1	The application is seeking full planning permission for a new 3G pitch in revised position with floodlights, dug outs, turnstiles, 1.2m fence to pitch and associated ground works (previous approved application Z/2013/1485/F). (Amended Plans)
Planning Assessment	
3.0	Planning History
3.1	<p>Z/2009/1154/F - Playing pitch to the North of 1 Glen Road Heights, Belfast BT11 8HQ - Erection of covered seated stand, additional toilet facilities, disabled access ramp, access steps and fencing. - PERMISSION GRANTED</p> <p>Z/1996/2548 - GLEN ROAD ADJACENT TO TRAVELLERS SITE BELFAST BT11 - Changing pavillion and football pitch - PERMISSION GRANTED</p> <p>Z/2013/1485/F - Sports and Leisure Swifts FC, Glen Road Heights, Belfast BT11 8RB, - New 3G pitch in revised position with floodlights, dug outs, turnstiles, 1.2m fence to pitch and associated ground works - PERMISSION GRANTED</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Belfast Metropolitan Area Plan 2015
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	<p>Planning Policy Statement (PPS) 2 – Natural Heritage</p> <p>Planning Policy Statement (PPS) 3 – Access, Movement and Parking</p> <p>Planning Policy Statement (PPS) 8 – Open Space, Sport and Recreation</p> <p>Planning Policy Statement (PPS) 15 – Planning and Flood Risk</p> <p>Planning Policy Statement (PPS) 21 - Sustainable Development in the Countryside</p>
5.0	Statutory Consultees
	DFI Roads – No Objection
6.0	Non-Statutory Consultees
	<p>Environmental Health – Addition Info Requested</p> <p>Rivers Agency - Addition Info Requested</p> <p>NI Water – No Objections</p> <p>NIEA - Addition Info Requested</p> <p>Environmental Health – No Objections, Subject to Conditions</p> <p>UK Crown Bodies –No Objection</p> <p>Rivers Agency – No Objections, Subject to Conditions</p>
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press and no comments have been received.

	The application was re-NN and will expire Friday 21 st May. A Decision will not be issued until after this date and if any comments are received raising any material planning matters, the application will be re-presented to Planning Committee.
8.0	Assessment
8.1	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of a new 3G pitch and floodlighting at this location. • Impact on residential amenity. • Impact on the wider environment including bats.
8.2	<p>PPS 21: Sustainable Development in the Countryside</p> <p>The application site is located outside and abutting the settlement limit of Belfast as defined in the Belfast Metropolitan Area Plan 2015 and therefore falls under the definition of countryside as defined in PPS 21: Sustainable Development in the Countryside.</p> <p>Policy CTY 1 states that there is a range of types of development which are acceptable in principle in the countryside and that will contribute to the aims of sustainable development. Under the sub heading of non-residential, one acceptable use is “outdoor sport and recreational uses in accordance with PPS8”.</p>
8.3	<p>PPS 8: Open Space, Sport and Outdoor Recreation</p> <p>The preamble of this document states that PPS8 sets out the policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and recreation. Open space is defined as all open space of public value and the range is set out in Annex A of this policy statement. The new 3G pitch would fall under A2 of Annex A-outdoor sport facilities.</p> <p>Given the location of the site, outside the development limit, Policy OS3 Outdoor Recreation in the Countryside is relevant. This policy states that proposals for outdoor recreation use in the countryside will be permitted subject to 8 criteria:</p> <ol style="list-style-type: none"> (i) No adverse impact on features of importance to nature conservation, archaeology or built heritage. (ii) No permanent loss of the best and most versatile agricultural land and no unacceptable impact on nearby agricultural activities (iii) No adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography (iv) No unacceptable impact on the amenities of people living nearby (v) Public safety is not prejudiced and the development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed. (vi) Any ancillary buildings or structures are designed to a high standard, are of a scale appropriate to the local area and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment (vii) The proposed facility takes into account the needs of people with disabilities and is, as far as possible, accessible by means of transport other than the private car; and (viii) The road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for access, parking, drainage and waste disposal. <p>The above criteria were assessed under the previous application, Z/2013/1485/F and were deemed to be compliant with no adverse impact. A key consideration was the already established use as a pitch, the proposed works being considered as minor and</p>

	<p>the requirement for the upgrade including floodlights. This is essential equipment for Belfast Celtic (then Swifts FC) to carry out their activities including training especially during the winter months when daylight is limited.</p> <p>Policy OS 7 is applicable given the inclusion of floodlighting in the proposal. It advises that floodlighting will only be permitted where the following criterions are met:</p> <ul style="list-style-type: none"> (i) there is no unacceptable impact on the amenities of people living nearby; (ii) there is no adverse impact on the visual amenity or character of the locality; and (iii) public safety is not prejudiced. <p>Again, the above criteria were assessed under the previous application and deemed to be compliant. However, since its approval, there is a change in circumstance with new/additional residential dwellings. Environmental Health requested further information beyond that submitted with the original application. As a result, the floodlighting was reduced. Information submitted on behalf of the applicant, advised that the new scheme combined with the latest LED Lighting technology has now reduced the number of columns to 4.</p> <p>Environmental Health have no objections, subject to conditions.</p>
8.4	<p>Natural Heritage PPS 2 Policy NH2 – Species Protected by Law is applicable. The site is located close to habitat where bats are known to forage. The proposal is subject to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) (known as the Habitats Regulations). It was agreed in the original application that the floodlighting would not be operational between the 1st April and 30th September in order to mitigate potential impact on bats.</p> <p>This was discussed with NIEA, and confirmation was received that the Wildlife team are content that this remains suitable mitigation.</p>
8.5	<p>Access, Movement and Parking DFI Roads offers no objection to this development proposal. Accordingly, the proposal is acceptable in terms of traffic, parking and access considerations and is also therefore in accordance with the relevant sections of PPS 3.</p>
8.6	<p>Planning and Flood Risk In terms of site drainage, Rivers Agency and NI Water were consulted. A Drainage Assessment was requested and submitted in support of the application. The proposal has been assessed against Policy FLD 1, 2, 3, 4 and 5 of revised PPS 15.</p>
9.0	<p>Summary of Recommendation – Approval Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p>
10.0	<p>Conditions</p>
10.1	<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. The development hereby permitted, shall be constructed in accordance with the approved plans.</p>

Reason: In the interests of the character and appearance of the area.

3. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

4. The development shall not become operational until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

5. Prior to the commencement of any of the approved development on site, a final drainage assessment, compliant with FLD 3 & Annex D of PPS 15, and Sewers for Adoption Northern Ireland 1st Edition, including a detailed drainage network design and a demonstration of how out of sewer flooding due to exceedance of the drainage network will be managed, must be submitted to the Planning Authority for its consideration and approval.

Reason: To safeguard against flood risk to the development and from the development to elsewhere.

6. The floodlighting scheme shall be installed as per the Fresh Design drawing titled: 'Existing and proposed layout – REV D – Floodlights' updated Feb 21, Dwg. No. D01; project No.13-29, Client Belfast Celtic FC and as per the lighting specification presented within the Musco Lighting Report dated 17 Feb-21, reference: #209052B.

Reason: Protection of residential amenity

7. Prior to the operation of the approved lighting scheme, an Artificial Obtrusive Light Verification report shall be submitted to the planning authority for review and approval in writing. The report shall demonstrate that the approved lighting scheme has been installed and shall verify that all artificial floodlighting connected with the development has been measured and/or determined and confirmed to be within the vertical illuminance (Lux) levels for Environmental Zone 2 at the windows of habitable rooms of the most sensitive residential properties as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2011, as updated in 2020 GN01:2020.

Reason: Protection of residential amenity

8. The flood lights shall not be operational beyond 10pm Monday to Friday; beyond 8pm on a Saturday or beyond 6pm on a Sunday or a public holiday.

Reason: Protection of residential amenity

9. The floodlighting hereby approved shall not be used between the 1st April and 30th September in any given year.

Reason: To minimise the effects of the proposal on bats, a European protected species.

Informatives:

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| <ol style="list-style-type: none">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.2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.3. The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed on the Planning Portal NI. |
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ANNEX	
Date Valid	07.09.2020
Date First Advertised	18.09.2020
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses)	
01,1 Glen Road Heights,Belfast,Antrim,	
10 Glen Road Grove,Belfast,Antrim,BT11 8RU	
10 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
11a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
11 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ	
11 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
11 Glen Road Rise,Belfast,Antrim,BT11 8SA	
12 Glen Road Grove,Belfast,Antrim,BT11 8RU	
12 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ	
12 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
12 Glen Road Rise,Belfast,Antrim,BT11 8SA	
13a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
13 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ	
13 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
13 Glen Road Rise,Belfast,Antrim,BT11 8SA	
147b ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BX	
147c ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BX	
147d ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BX	
147e ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BX	
14 Glen Road Grove,Belfast,Antrim,BT11 8RU	
14 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ	
14 Glen Road Rise,Belfast,Antrim,BT11 8SA	
15a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
15 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ	
15 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
15 Glen Road Rise,Belfast,Antrim,BT11 8SA	
16 Glen Road Grove,Belfast,Antrim,BT11 8RU	
16 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ	
16 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
16 Glen Road Rise,Belfast,Antrim,BT11 8SA	
17a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
17 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ	
17 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
17 Glen Road Rise,Belfast,Antrim,BT11 8SA	

18 Glen Road Grove,Belfast,Antrim,BT11 8RU
1,8 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
18 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
18 Glen Road Rise,Belfast,Antrim,BT11 8SA
191b ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BS
191c ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BS
191d ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BS
191e ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BS
193a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BU
193 Glen Road,Andersonstown,Belfast,Antrim,BT11 8BU
19a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
19 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
19 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
19 Glen Road Rise,Belfast,Antrim,BT11 8SA
1a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
1 Glen Road Grove,Belfast,Antrim,BT11 8RU
1 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
1 Glen Road Rise,Belfast,Antrim,BT11 8SA
20 Glen Road Grove,Belfast,Antrim,BT11 8RU
20 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
20 Glen Road Rise,Belfast,Antrim,BT11 8SA
21 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
21 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
21 Glen Road Rise,Belfast,Antrim,BT11 8SA
22 Glen Road Grove,Belfast,Antrim,BT11 8RU
22 Glen Road Rise,Belfast,Antrim,BT11 8SA
23a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
23 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
23 Glen Road Rise,Belfast,Antrim,BT11 8SA
24 Glen Road Rise,Belfast,Antrim,BT11 8SA
25 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
25 Glen Road Rise,Belfast,Antrim,BT11 8SA
26 Glen Road Rise,Belfast,Antrim,BT11 8SA
27 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
27 Glen Road Rise,Belfast,Antrim,BT11 8SA
28 Glen Road Rise,Belfast,Antrim,BT11 8SA
29 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
3 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
3 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
3 Glen Road Rise,Belfast,Antrim,BT11 8SA
40 Glen Road Rise,Belfast,Antrim,BT11 8SA
41 Glen Road Rise,Belfast,Antrim,BT11 8SA
44 Glen Road Rise,Belfast,Antrim,BT11 8SA
4 Glen Road Grove,Belfast,Antrim,BT11 8RU
4 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8HQ
4 Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB
4 Glen Road Rise,Belfast,Antrim,BT11 8SA

5a ,Glen Road Heights,Andersonstown,Belfast,Antrim,BT11 8RB	
5 Glen Road Grove,Belfast,Antrim,BT11 8RU	
Date of Last Neighbour Notification	23.09.2020
InforDate of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
01	
02A	
03	
04	
05A	
07	
08	
09	
10	
11	
Notification to Department (if relevant)	
Date of Notification to Department: N/A	
Response of Department: N/A	