

Strategic Planning Directorate



Department for

Infrastructure

An Roinn

Bonneagair

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Aidan Thatcher
Director of Planning and Building Control
Place and Economy Department
Belfast City Council
9 Adelaide Street
BELFAST
BT2 8DJ
thatchera@belfastcity.gov.uk

Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB
Tel: 0300 200 7830

Email: alistair.beggs@infrastructure-ni.gov.uk
fiona.mccartan@infrastructure-ni.gov.uk

Your reference:
Our reference: LA04/2017/0474/F

17 May 2021

Dear Mr. Thatcher

Proposal: Re-development of Casement Park to provide a new Stadium (Capacity of 34578). Development comprises: demolition of the existing facilities; construction of new pitch, boundary wall and stands, incorporating bar/restaurant & ancillary kitchen areas, conference, training, community and cultural heritage and education facilities, ancillary offices, player accommodation and welfare facilities, press/media & broadcast facilities, replacement floodlighting, stadium/event management suite, ground support facilities including new arrangements for vehicles and pedestrians, electronic display installations, storage, surface and undercroft car parking, hard and soft landscaping, new landscaped pedestrian access from Mooreland Park to Stockman's Lane. Use of the stadium for up to three outdoor music concerts in any calendar year.

Location: Lands at 88 - 104 Andersonstown Road and between 36 - 42 Mooreland Park and 202 - 206 Stockman's Lane

I refer to the above planning application and your letters of 20 November 2020 and 4 December 2020 indicating that Belfast City Council does not wish to be heard by the Planning Appeals Commission and is content for the Department to progress and determine the planning application.

You may be aware that the final decision will issue only when a Section 76 Planning Agreement with the applicant and relevant parties has been satisfactorily concluded, and work on this is ongoing.

You will appreciate the complexity of planning agreements and the Departmental Solicitor's Office and the GAA's legal team remain in regular contact in respect of the details of the planning agreement with both parties keen to reach agreement as soon as possible.

Through the legal drafting, it has become apparent that revisions to condition 14 and condition 36 of the Notice of Opinion are required as follows;

Original wording of Condition 14:

No fixtures or events shall take place in the development hereby permitted until the structure and function of the Event Management Group, generally in accordance with paragraph 4.7 of the Event Management Plan received by DfI Planning on 03 February 2020, is established to the satisfaction of the Planning Authority within 2 months of the initial scheduled event or fixture.

Proposed amendments to Condition 14 (changes in red):

No fixtures or events shall take place in the development hereby permitted until the structure and function of the Event Management Group, generally in accordance with paragraph 4.7 of the Event Management Plan received by DfI Planning on 03 February 2020, is established to the satisfaction of the Planning Authority within 2 months **prior to** the initial scheduled event or fixture.

Original wording of Condition 36:

A specific Event Management Plan shall be developed and implemented for every event with a forecast attendance greater than 3100 spectators. For any event with a forecast attendance greater than 14000 spectators, the Event Management Plan shall be approved by Event Management Group prior to the event taking place.

Proposed amendments to Condition 36 (changes in red):

A specific Event Management Plan shall be developed and implemented for every event with a forecast attendance greater than 3100 spectators. For any event with a forecast attendance greater than 14000 spectators, the Event Management Plan shall be approved by the Event Management Group prior to the event taking place. **Where a statutory body/licensing body makes a decision pursuant to its statutory functions and duties which necessitates or otherwise requires an amendment to an approved Event Management Plan in the intervening period between the approval of the Event Management Plan by the Event Management Group and the date of the event taking place, that decision shall be implemented and the Event Management Group shall not be required to re-convene to approve such an amendment.**

The Department therefore seeks the Council's agreement with the proposed changes. We would be grateful for your confirmation as soon as possible and no later than 24 May 2021 to enable drafting of the planning agreement to be finalised.

Subject, to your agreement of the above, the Department will formally consult with the Council, in due course, in respect of the planning agreement in accordance with Section 76(3) of The Planning Act (NI) 2011.

I look forward to hearing from you.

Yours sincerely

Alistair Beggs.

ALISTAIR BEGGS
Director