



<b>Subject:</b>	LA04/2017/0474/F Redevelopment of Casement Park
<b>Date:</b>	24 June 2021
<b>Reporting Officer:</b>	Ed Baker, Planning Manager (Development Management)
<b>Contact Officer(s):</b>	Paddy Fitzsimons, Principal Planning Officer

<b>Restricted Reports</b>	
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes, when will the report become unrestricted?</b>	
<b>After Committee Decision</b>	<input type="checkbox"/>
<b>After Council Decision</b>	<input type="checkbox"/>
<b>Some time in the future</b>	<input type="checkbox"/>
<b>Never</b>	<input type="checkbox"/>

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report and Summary of Main Issues</b>
1.1	This report was originally scheduled for consideration at the meeting of the Planning Committee members on 15 June. However, it was deferred to give Members more time to consider the report and documentation. It was also agreed to request that the Department for Infrastructure engages with local residents on the proposed S76 planning agreement. Officers have since put this request to the Department. The Department has also been invited to attend the meeting of the Planning Committee members on 24 June 2021 to field any questions that Members may have about the proposed S76 and process.
1.2	The original report to the 15 June meeting is reproduced below.
1.3	The Council has received correspondence from the Department for Infrastructure (the Department) in relation to planning application LA04/2017/0474/F for the redevelopment of Casement Park to provide a new stadium. The proposal is of regional significance and the application is being dealt with by the Department rather than Belfast City Council.

1.4	In accordance with Section 76(3) of The Planning (Northern Ireland) Act 2011, the Department is consulting the Council, seeking its comments on the draft Section 76 Planning Agreement (S76) negotiated with the applicant, Ulster Gaelic Athletics Association (GAA). The draft S76 includes clauses relating to the appointment of a Stadium Manager, Travel Plan Co-ordinator, Event Safety Manager, Event Management Group and Traffic Management Contractors. There are also clauses regarding economic requirements for employment and ongoing monitoring.
<b>2.0</b>	<b>Recommendation</b>
2.1	It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to offer no objection to the proposed S76 as set out in the Department's letter of 10 June 2021 and respond to any further changes to the proposed S76 Planning Agreement, provided that those changes are of a minor or technical nature.
<b>3.0</b>	<b>Main Report</b>
3.1	<p><b>Background</b></p> <p>The Council has received correspondence from the Department in relation to planning application LA04/2017/0474/F for the redevelopment of Casement Park to provide a new stadium (see <b>Appendix 1</b>). The proposal is of regional significance and the application is being dealt with by the Department rather than Belfast City Council. The Department is formally consulting the Council, seeking its views on the proposed S76 (see <b>Appendix 2</b>). The Department has given the Council six weeks to respond i.e. by 22 July 2021, hence reporting this matter to the Committee as a late item.</p>
3.2	<p>The Council provided its substantive consultation response to the planning application in August 2017. The Planning Committee offered no objection to the application but made the following specific comments:</p> <ul style="list-style-type: none"> <li>• Further detailed cross sections through the entire site and surrounding properties were recommended</li> <li>• Further images to demonstrate impact on the skyline and key views were recommended</li> <li>• Greater certainty around travel, transport and traffic should be provided.</li> </ul>
3.3	The application was considered by the Planning Committee again in September 2019 following reconsulation. The Committee agreed to provide no further comments but that the Director of Planning and Building Control would write to the Department and recommend that the residents' association known as MORA be given the opportunity to meet the Department and discuss their concerns.
3.4	A final consultation was undertaken in February 2020 in relation to technical information regarding traffic and access. As the additional information was limited, the matter was dealt with under delegated powers with no further comment provided.
3.5	The Department subsequently issued a Notice of Opinion in November 2020 advising of its intention to grant planning permission and listing the proposed conditions. The Planning Service responded to the Notice of Opinion advising that the Council is content for the Department to proceed with determination of the planning application.
3.6	The Department further consulted the Council on 17 May 2021 regarding proposed changes to conditions 14 and 36. The Department was seeking the Council's agreement to these changes so that the drafting of the S76 could be finalised.

3.7	The proposed changes were presented to the Committee in May 2021. No objections were offered and it was also agreed that delegated authority is given to officers to respond to any further changes to the proposed conditions, provided that those changes are of a minor or technical nature.
3.8	<p>The current consultation relates to the Department's draft S76. The obligations contained in the draft S76 are as follows:</p> <ul style="list-style-type: none"> <li>• Appointment of a Stadium Manager;</li> <li>• Appointment of a Travel Plan Co-Ordinator;</li> <li>• Appointment of an Event Safety Manager;</li> <li>• Appointment of an Event Management Group;</li> <li>• Appointment of a Traffic Management Contractors;</li> <li>• Economic Development (clauses requiring at least 46 Long-term unemployed and at least 27 apprentices to be employed in the construction of the development);</li> <li>• Submission of an Annual Performance Report, and;</li> <li>• Payment of an annual Service Contribution to the Department.</li> <li>• The draft agreement also sets out at Annex 7, the Resident Representative Appointment process to the Event Management Group.</li> </ul>
3.9	<p>Additional documents attached as annexes to the draft S76 and referred to in the above clauses (see <b>Appendix 2</b>) include:</p> <ul style="list-style-type: none"> <li>• The Event Management Plan</li> <li>• The draft Decision Notice</li> <li>• Sustainable Travel Plan</li> <li>• List of Travel Plan Co-ordinator duties</li> </ul>
3.10	It is considered that the the draft S76 addresses the key issues for a development of this scale including event management, traffic management, sustainable transport, sustainable employment and ongoing monitoring.
3.11	Officers consider that the clauses are in principle appropriate, reasonable and necessary to ensure a satisfactory form of development. It should be for the Department's legal advisors to advise of the appropriateness of the precise wording of the S76.
3.12	It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to offers no objection to the proposed S76 as set out in the Department's letter of 10 June 2021, and respond to any further changes to the proposed S76 Planning Agreement, provided that those changes are of a minor or technical nature.
<b>4.0</b>	<b>Finance and Resource Implications</b>
4.1	None identified.
<b>5.0</b>	<b>Equality or Good Relations Implications/Rural Needs Assessment</b>
5.1	None identified.

<b>6.0</b>	<b>Appendices</b>
	<b>Appendix 1</b> – Department’s letter of 10 June 2021 <b>Appendix 2</b> – Draft Section 76 and its accompanying annexes