

## Development Management Officer Report Committee Application

| <b>Summary</b>   |   |
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| <b>Committee Meeting Date:</b>   | <b>11 April 2017</b>  |
| <b>Application ID:</b>   | LA04/2016/2560/F  |
| <b>Proposal:</b><br>Redevelopment of Robinson Leisure Centre to include demolition of existing leisure centre and Clonduff Community Centre and the erection of new multipurpose leisure facility building (including 25m 8-lane swimming pool, 20m long training pool and leisure water provision, 4 court sports hall, 140-station fitness suite, fitness studio spaces and ancillary suites/rooms) with new community centre incorporated into the building. Access via Montgomery Road and Clonduff Drive. External facilities to include, 2 No. five a side pitches with floodlighting, car parking and associated landscaping. Existing playground to be retained.   | <b>Location:</b><br>Robinson Leisure Centre<br>Montgomery Road<br>Belfast<br>BT6 9HS  |
| <b>Referral Route:</b> Major Planning Application  |   |
| <b>Recommendation:</b>   | Approval subject to Conditions  |
| <b>Applicant Name and Address:</b><br>Belfast City Council<br>Property And Projects Depart<br>First Floor, Adelaide Exchange<br>24-26 Adelaide Street<br>Belfast<br>BT2 8GB  | <b>Agent Name and Address:</b><br>Resolve Planning & Development<br>Innovation Factory<br>Forthriver Business Park<br>Springfield Road<br>Belfast<br>BT12 7DG |
| <p><b>Executive Summary:</b></p> <p>Full planning permission is sought for the redevelopment of Robinson Leisure Centre to include demolition of existing leisure centre and Clonduff Community Centre and the erection of new multipurpose leisure facility building (including 25m 8-lane swimming pool, 20m long training pool and leisure water provision, 4 x court sports hall, 140-station fitness suite, fitness studio spaces and ancillary suites/rooms) with new community centre incorporated into the building. Access via Montgomery Road and Clonduff Drive. External facilities to include, 2 No. five a side pitches with floodlighting, car parking and associated landscaping. Existing playground to be retained.</p> <p>The key issues on the assessment of this application include:</p> <ul style="list-style-type: none"> <li>- Principle of Development and Proposed Uses;</li> <li>- Siting, Design and Impacts of New Building, Pitches and Floodlighting;</li> <li>- Impact on Traffic, Parking and Infrastructure;</li> <li>- Site Drainage;</li> <li>- Contaminated Land.</li> </ul> |   |

The proposed redevelopment will provide a replacement facility for the existing Robinson Centre which is currently closed. The vision for the facility is to provide a new aquatic centre with enhanced modern facilities. The existing Clonduff Community Centre is to be demolished and replaced with new and improved facilities within the new building. The outdoor facilities include two 5-a-side 3G pitches. The Play Park which is located in the southern portion of the site will remain.

The proposed development lies within the development limit for Belfast within BMAP. It appears as whiteland and is not subject to any zonings. Whilst the site is not zoned as open space within BMAP, it has an established open space /recreational leisure use which includes the existing buildings and facilities, and an all-weather pitch and informal open space. The proposal includes two 5-a-side 3G synthetic pitches. Given the proposal retains recreational use it is considered in accordance with the requirements of Policy OS1 of PPS8.

Given the site's former and current use it is considered that the redevelopment of this brownfield site will bring back into use 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.

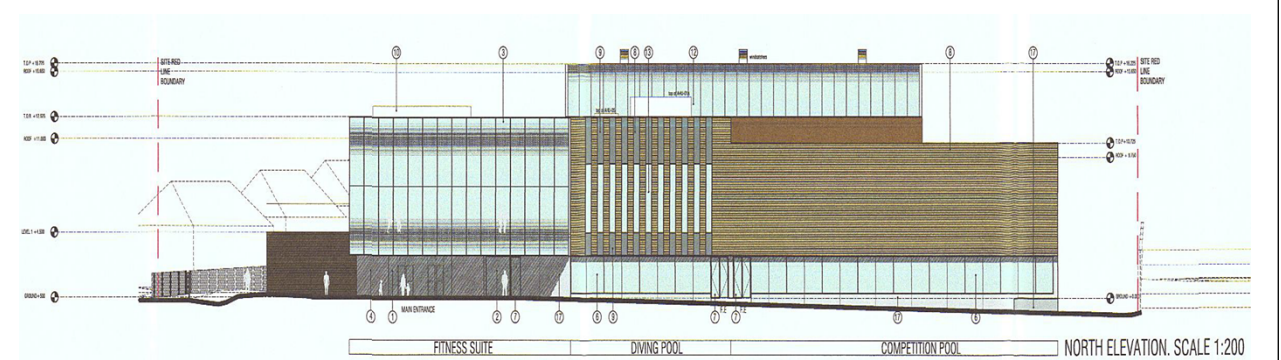
Transport NI, NI Water, DAERA and Belfast City Council Environmental Protection Unit and Belfast City Airport have offered no objections to the proposal subject to conditions being applied.

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.

Approval of planning permission is recommended - Subject to conditions which are included in the report below. It is requested that delegation of the final wording of conditions is given to the Director of Planning and Place.

### Site Location Plan - Existing





**1.0 Description of Site and Area**

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| <p>1.1</p> | <p>The application site extends to approximately 1.552 hectares and is bound to the north by Montgomery Road, existing residential areas Clonduff Drive to the east and Carnamena Avenue to the west and by Castlereagh Nursery School to the south. The site is located in the Castlereagh area of outer east Belfast. Surrounding uses include residential, industrial and commercial. Montgomery Road runs between two arterial routes into Belfast City Centre, the Castlereagh Road and the Cregagh Road.</p> |
| <p>1.2</p> | <p>The site contains a number of uses:</p> <ul style="list-style-type: none"> <li>● The existing Robinson Leisure Centre with associated car parking;</li> <li>● An outdoor all weather pitch;</li> <li>● Informal open space;</li> <li>● Clonduff Community Centre; and,</li> </ul>   |

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|  | <ul style="list-style-type: none"> <li>• Play Park</li> </ul>   |
| 1.3  | The existing leisure facilities are located in the northern portion of the site, to the north of the existing Clonduff Community Centre. The main parking area which is accessed from Montgomery Road, comprises approximately 27 car parking spaces and is located between the main building and Montgomery Road. There is also unrestricted on-street parking provided on Montgomery Road.  |
| 1.4  | As detailed above the site is shared with Clonduff Community Centre, an all-weather pitch, informal open space and a play park. These facilities have pedestrian access directly from Montgomery Road, Clonduff Drive and Carnamena Avenue. A vehicular access point is also located at Clonduff Drive to serve the existing community centre. There is a level difference across the site from north to south. The site also narrows in width towards the south.   |
| <b>2.0 Description of Proposed Development</b> |   |
| 2.1  | Full planning permission is sought for the redevelopment of the Robinson Leisure Centre to include demolition of existing leisure centre and Clonduff Community Centre and the erection of new multipurpose leisure facility building including: 25m 8-lane swimming pool; 20m long training pool and leisure water provision; 4 court sports hall; 140-station fitness suite; fitness studio spaces; and, ancillary suites/rooms with new community centre incorporated into the building. Access will be via Montgomery Road and Clonduff Drive. External facilities to include, 2 No. five a side pitches with 8No floodlighting columns at 12 metres in height each, car parking and associated landscaping. The existing playground on site is to be retained. |
| <b>Planning Assessment</b>                     |   |
| <b>3.0</b>                                     | <b>Planning History</b>   |
| 3.1  | Ref ID: Y/2009/0215/F<br>Proposal: Playground with 2.4m high green fence and gates.<br>Address: Opposite 108-122 (even) Clonduff Drive, Belfast, BT06 9NT.<br>Decision:<br>Decision Date: 20.04.2011  |
| <b>4.0</b>                                     | <b>Policy Framework</b>   |
| 4.1  | Belfast Metropolitan Area Plan 2015   |
| 4.2  | Strategic Planning Policy Statement for Northern Ireland (SPPS)<br>Planning Policy Statement (PPS) 2 – Planning and Nature Conservation<br>Planning Policy Statement (PPS) 3 – Access, Movement and Parking<br>Planning Policy Statement (PPS) 8 – Open Space, Sport and Recreation<br>Planning Policy Statement (PPS) 13 – Transportation and Land Use<br>Planning Policy Statement (PPS) 15 – Planning and Flood Risk   |
| <b>5.0</b>                                     | <b>Statutory Consultees</b>   |
|  | Dfl – Transport NI – No Objection Subject to Conditions and Informatives<br>Northern Ireland Water Ltd – No Objection Subject to Informatives<br>Dfl – Rivers Agency – Further Information Requested – No issues likely – Information to be Conditioned   |

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| <p><b>6.0</b></p> | <p><b>Non Statutory Consultees</b></p> <p>BCC – Environmental Services – No Objection Subject to Conditions and Informatives<br/>         DAERA – Drainage and Water – No Objection Subject to Informatives<br/>         DAERA – Land, Soil and Air – No Objection Subject to Conditions and Informatives<br/>         DAERA – Natural Heritage and Conservation Area – No objections<br/>         Belfast City Airport – No Objection Subject to Informatives</p>   |
| <p><b>7.0</b></p> | <p><b>Representations</b></p>  |
| <p>7.1</p>        | <p>The application was advertised in the local press on 8 December 2016 and following an amended description and receipt of amended plans was re-advertised on 13 March 2017. Neighbours were notified on 16 January 2017 and re-notified on 15 March 2017. No representatives have been received to date. A further round of neighbour notification was issued on 28 March 2017 to ensure clarity regarding incorporation of the new community facility within the building. To date no representations have been received. If any representations are received prior to the application being considered by Committee this will be fully considered and presented as a late item.</p>      |
| <p><b>8.0</b></p> | <p><b>Other Material Considerations</b></p>  |
|                   | <p>Regional Development Strategy 2035<br/>         Development Control Advice Note 15 – Vehicular Access Standards</p>   |
| <p><b>9.0</b></p> | <p><b>Assessment</b></p>   |
| <p>9.1</p>        | <p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> <li>- Principle of Development and Proposed Uses;</li> <li>- Siting, Design and Impacts of New Building, Pitches and Floodlighting;</li> <li>- Impact on Traffic, Parking and Infrastructure;</li> <li>- Site Drainage;</li> <li>- Contaminated Land.</li> </ul>   |
| <p>9.2</p>        | <p>The SPPS sets out five core planning principles of the planning system, included improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.</p>   |
| <p>9.3</p>        | <p>The SPPS is clear in that the planning system has an active role to play in helping to better the lives of people and communities in Northern Ireland and in supporting the Executive’s key priority of improving health and well-being. This can be achieved by for example safeguarding and facilitating quality open space, sport and outdoor recreation (paragraph 4.5 of SPPS). The protection of existing, and provision of new, quality open space within or close to settlements plays a vital role in promoting healthy living and tackling inequality through facilitating play, sporting activities, passive activity and interaction with others (paragraph 4.8 of SPPS).</p> |
| <p>9.4</p>        | <p>Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>   |
| <p>9.5</p>        | <p>The proposed site is located within the development limit of Belfast as set out in BMAP and is zoned as white land. However the land south of the existing leisure facility is open space (with the exception of the Community Building). PPS 8 is clear in that whether</p>  |

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|      | <p>open space is identified on plan maps or not it is afforded protection under Policy OS 1 unless it is identified for an alternative use in the plan. .</p> <p><b><u>Principle of Development and Proposed Uses at this location</u></b></p>   |
| 9.6  | <p>The proposed development lies within the development limit for Belfast within BMAP. It appears as whiteland and is not subject to any zonings. Whilst the site is not zoned as open space with BMAP it includes an all-weather pitch and informal open space. The proposal includes two 5-a-side 3G synthetic pitches. PPS8 sets out regional policy for open space and recreation. Given the proposal retains recreational use it is considered in accordance with the requirements of Policy OS1 of PPS8.</p>   |
| 9.7  | <p>As the site is located within the development limits of the Belfast Metropolitan Area Plan the presumption is in favour of development subject to the planning considerations detailed below.</p>   |
| 9.8  | <p>The proposed redevelopment will provide a replacement facility for the existing Robinson Centre which is currently closed. The vision for the facility is to provide a new aquatic centre with enhanced and modern facilities. The existing Clonduff Community Centre is to be demolished and replaced with new and improved facilities within the new building. The outdoor facilities include two 5-a-side 3G pitches. The Play Park which is located in the southern portion of the site will remain.</p>  |
| 9.9  | <p>Given the site's former and current use it is considered that the redevelopment of this brownfield site will bring back a 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.</p>  |
| 9.10 | <p>Policy OS 4 of PPS8 is clear in that development of intensive sports facilities (which include leisure centres and outdoor sporting facilities) must take place in appropriate locations, are of good design and apply the principles of sustainability. Policy OS 7 relates to floodlighting and stipulates 3 criteria that proposals must satisfy.</p> <p><b><u>Siting, Design and Impacts of New Building, Pitches and Floodlighting</u></b></p>   |
| 9.11 | <p>Policy OS 4 lists five criteria that development of intensive sports facilities must meet. The first of these states that:</p> <ul style="list-style-type: none"> <li>- <i>There is no unacceptable impact on the amenities of people living nearby by reason of siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise, light pollution likely to be generated and,</i></li> </ul>  |
| 9.12 | <p>The third criterion of Policy OS 4 is as follows:</p> <ul style="list-style-type: none"> <li>- <i>Buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;</i></li> </ul>  |
| 9.13 | <p>The existing Robinson Centre building is set back some 12 metres from the footpath on Montgomery Road. The building ranges in height with a maximum height of 12.5 metres. The chimney associated with the centre is 22.5 metres in height. The width of the building measures 82 metres with a depth of 62 metres and currently comprises a floorspace of approximately 9000 square metres. It is utilitarian and unattractive structure with a grey brick finish and a flat roof. The proposal involves the demolition of the existing centre and</p> |

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|      | <p>replacement with a 4No storey building ranging in heights but with a maximum height of 16.225 metres from ground level. The height of the proposed flue with steel support frame on the western elevation of the proposed building is 20.2 metres. The maximum depth of the building from north to south is 79 metres. The width of the building on the north elevation fronting Montgomery Road is some 78 metres. The proposed gross floorspace of the building is 7654 square metres.</p>  |
| 9.14 | <p>The proposal also includes the demolition of the Clonduff Community Centre which is located south of the existing Robinson Centre and is a 2No storey flat roof unit finished in grey brick. It is proposed that the community centre will be integrated within the new leisure building. It will comprise a new 150 square metres community hall with associated kitchen, washroom facilities, storage and committee room. Entrance to the Community Centre is proposed through the main entrance on Montgomery Road and also from Clonduff Drive. It is proposed that the existing Community Centre and its access will be retained and remain open during the construction of the proposed new centre.</p> |
| 9.15 | <p>The proposed scale and massing is determined primarily as a function of the end use. In addition the physical constraints of the site, the proposed use of the community centre and play park during construction, the use of the existing playing fields and the site narrowing towards the south have all informed the massing of the proposal.</p>   |
| 9.16 | <p>The mass of the building has been stepped up towards the centre of the site to reduce impact on surrounding residential properties. Separation distances between the new building and the garden boundaries of residential properties along the eastern boundary on Clonduff Drive range from 11 metres to 13 metres. Separation distances between the new building and the garden boundaries of residential properties on the Western boundary with Carnamena range from 8 metres to 24 metres.</p>  |
| 9.17 | <p>In terms of the scale of the building the resulting regeneration must also be considered and balanced in the overall assessment of the application. Given the presence of the existing leisure facility and community centre on site and the urban context, it is considered that the height of the proposed building is acceptable and would not harm the character of appearance of the immediate area.</p>   |
| 9.18 | <p>In terms of the potential for dominance the proposed separation distances and landscaping will ensure that neighbouring occupiers should not be adversely affected by the proposal.</p>   |
| 9.19 | <p>The architectural approach is modern. The proposed building form results in a series of overlapping elements to follow the site's geometry, with cantilevers and central voids to permit natural day lighting into the centre.</p>  |
| 9.20 | <p>The main elevation materials are brick, concrete, glazing and architectural fibre cement rainscreen cladding. Brick used on this scale is intended to give the building a civic presence. The brick will be two contrasting colour shades of brown and will be laid to form texture. Glazing is proposed extensively to provide views in and out. The glazed curtain walling will be polyester powder coated aluminium. The proposed design and architectural treatment are considered to be acceptable.</p>  |
| 9.21 | <p>The proposed buildings and associated structures are designed to a high standard and appropriate scale. The proposal complies with criteria one and three of Policy OS 4 and relevant parts of the SPPS on good design and amenity.</p>   |
| 9.22 | <p>The proposal also includes two 5-a-side 3G synthetic pitches. The site already comprises an outdoor all-weather pitch on the western boundary of the site. It is proposed to replace</p>  |



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| 9.23 | <p>this facility with two 3G pitches located on the site of the existing Clonduff Community Centre and in the southern part of the site to the immediate north of the existing play park. Given the proposal retains and indeed enhances recreational use it is considered in accordance with the requirements of Policy OS 1 of PPS 8 and there will be no overall loss in open space / recreational areas.</p> <p>The 3G pitch surfaces would have a negligible visual impact on the locality. Public views of the surface would read as green space / playing surface. The associated 3 metre fencing and in particular the floodlighting (8No in total at 12metres each in height) would have a greater visual impact. However, public views of such structures would largely be limited from Montgomery Road as they will be screened by the proposed new building. They will be visual from the surrounding residential properties in the southern portion of the site. However, proposed landscaping will help soften and mask the divergence of scale of these structures. Additionally, the resulting regeneration must also be considered and balanced in the overall assessment of the application. On balance, the proposed 3G pitches with associated fencing and floodlighting would not result in an unacceptable detrimental visual impact.</p> |
| 9.24 | <p>A landscape plan was submitted in support of the proposal. It is proposed to retain existing trees in the northern portion of the site. Further tree planting, evergreen hedge planting, amenity shrub planting is proposed throughout the site. Provision is also made for grassed areas in the southern portion of the site. The landscaping proposed will help soften the scale and form of the proposal. The grassed areas will also contribute to the design quality of the development.</p>  |
| 9.25 | <p>The imposition of a landscaping condition is recommended to ensure landscaping and finish of public realm to be completed prior to occupation and that existing trees are to be retained.</p>  |
| 9.26 | <p>The new pitches are sited 14 metres from the nearby boundary with residential properties increasing to 25 metres approximately at longest distance (varying boundary distances). The nearest floodlight is located approximately 21 metres from the nearest boundary with residential properties. This separation distances will assist in mitigation of any impacts of the proposal.</p>  |
| 9.27 | <p>In assessing these impacts consultation has been undertaken with Environmental Health who have reviewed the noise and lighting assessment submitted by the applicant. Environmental Health have concluded that the proposal would not detrimentally impact on amenity through noise or light disturbance. They have recommended planning conditions restricting hours of operation, submission of verification reports and a construction noise management plan. The proposal is considered to comply with Policy OS 7 of PPS 8.</p>   |
| 9.28 | <p>The second criteria of Policy OS 4 states that:</p> <ul style="list-style-type: none"> <li>- <i>There is no adverse on features of importance to nature conservation, archaeology or built heritage.</i></li> </ul>  |
| 9.29 | <p>The site is not located within a conservation area, area of townscape character or within an area of archaeological interest or built heritage. An Ecological Constraints Appraisal was submitted in support of the application. Natural Environment Division raised no objection to the proposal and accordingly the proposal is considered to be compliant with this criterion and relevant parts of PPS 2. The proposal is also considered to comply with</p>   |

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|      | the second criterion of Policy OS 4 of PPS 8.   |
|      | <u>Impact on Traffic, Parking and Infrastructure</u>  |
| 9.30 | <p>Criteria number 4 and number 5 of Policy OS 4 requires that:</p> <ul style="list-style-type: none"> <li>- <i>The proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport;</i></li> <li>- <i>The road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.</i></li> </ul>   |
| 9.31 | The new development will primarily be accessed by way of dual priority junctions with Montgomery Road operating as one-way in and one-way out arrangement. The junctions will replace the existing access arrangement.  |
| 9.32 | The development will also be accessible via Clonduff Drive to the east side of the development with pedestrian access provided into the new community centre. Vehicle access to the two 5-a-side pitches and existing play park will also be maintained via Clonduff Drive. Pedestrian and cyclist access will be via the main access from Montgomery Road, Clonduff Drive and a footpath to Carnamena Gardens.   |
| 9.33 | The development will comprise 70 car parking spaces (including 10 disabled spaced) representing an increase in current provision by 43 spaces. These combined with on-street parking on Montgomery Road are expected to cater for forecast parking demand both during weekday and weekend peak period. Coach parking will be accommodated through the shared use of the visitor drop off parking bay and the service yard access.   |
| 9.34 | Significantly, Policy AMP7 of PPS 3 states that a reduction in parking provision may be accepted where it for example forms part of a package of measure to promote alternative transport modes. A Travel Plan Framework was submitted in support of the application the overall objection of which seeks to encourage a shift from car based trips to more sustainable modes of transport. A total of 20 Sheffield style cycle racks will be provided within a covered shelter immediately adjacent to the main entrance to the building and new pedestrian connections within the site are also proposed. The imposition of a Travel Plan condition is recommended to agree and finalise the detail of the Travel Plan prior to occupation. |
| 9.35 | A pair of bus-stops is located on Montgomery Road within 200 metres of the site entrance providing access to an hourly local bus service. An additional pair of stops is available on Castlereagh Road around 300 meters from the site and these provide access to a wider range of services and the city centres. The site benefits from established walking links and access to public transport services. The local pedestrian facilities include footways and street lighting on Montgomery Road.   |
| 9.36 | A service and delivery yard is provided to the rear of the building. Service vehicles will enter the yard through the main car park.  |
| 9.37 | Having had regard to the above and comments from Transport NI it is considered that the scheme is acceptable and in accordance with relevant sections of PPS 3 and PPS 13 subject to conditions and informatives detailed below.  |

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| <p>9.38</p>                                     | <p><u>Site Drainage</u></p> <p>Policy OS4 of PPS 8 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15. A Drainage Assessment was submitted in support of the application. Rivers Agency has reviewed the document and have stated that a Schedule 6 consent, details of the site drainage system and details of checks to ensure that an adequate level of protection against flooding is in place. The imposition of drainage conditions requesting this additional technical information and Schedule 6 consent are recommended prior to commencement on site.</p>  |
| <p>9.39</p> <p>9.40</p> <p>9.41</p>             | <p><u>Waste Disposal</u></p> <p>Policy OS 4 of PPS 8 requires consideration of waste disposal. Bin storage is proposed at ground floor level within the main building with direct access onto the service yard.</p> <p>Have considered the impacts and other environmental matters the proposal is considered to comply with relevant policy detailed in PPS 8.</p> <p>Taking all these factors into consideration the proposal is comply with criterion four and five of Policy OS 4.</p>   |
| <p>9.42</p> <p>9.43</p> <p>9.44</p>             | <p><u>Contaminated Land</u></p> <p>DAERA and Environmental Protection Unit (EPU) have agreed with the methodologies contained in the Technical Notes and GQRA submitted with the application.</p> <p>DAERA Waste Management Land and Groundwater Team are satisfied subject to conditions.</p> <p>BCC: EPU are satisfied subject to conditions that there will be no unacceptable risk to human health.</p>  |
| <p><b>10.0</b></p>                              | <p><b>Pre-Application Community Consultation</b></p>   |
| <p>10.1</p> <p>10.2</p> <p>10.3</p> <p>10.4</p> | <p>For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.</p> <p>Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2016/1897/PAN) was submitted to the Council on 5 September 2016.</p> <p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p> <p>A Pre Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p> |

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| 10.5        | A total of 9 Public Information Events were held throughout East Belfast between 20 September 2016 and 30 September 2016. Venues for the events included Avoniel Leisure Centre, Clonduff Community Centre, Tullycarnett Community Centre, Forestside Shopping Centre, Cregagh Community Centres and Belvoir Activity Centre. These events were advertised in the Shankill and East Belfast Extra and The East Belfast Loop on 13 September 2016 and 1 September 2016 respectively. Information was also placed in the Council's 'City Matters' publication which is circulated to all households within the Council area. Posters and leaflets advertising the events were distributed to community centres and shops in the area. A press release was also issued by Belfast City Council on 16 September 2017. Details of the proposed development were also made available online and on social media. |
| 10.6        | The events took the form of staffed exhibitions where annotated plans for the proposed development were displayed. Comment cards were also presented at each event.  |
| 10.7        | A total of 234 responses were received following the events and online survey. Overall the feedback from the Public Information Events was positive with a clear level of public support for the project.  |
| 10.8        | In addition, the applicant engaged with a number of key stakeholders (sports clubs) and Clonduff Community Association in the local area. The Clubs raised a number of points regarding the internal workings of the proposal. In addition, suggestions were made to increase poolside seating capacity; a 5 metres diving platform for example should be included; a 50 metres pool should be included; adequate car parking should be provided; and, facilities should be affordable for the community and sporting organisation to hire.  |
| 10.9        | In response to the points raised the applicant has advised that these are primarily internal design arrangement and operational matters that do not require amendments to the external design of the building.   |
| 10.10       | It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.  |
| <b>11.0</b> | <b>Summary of Recommendation</b>   |
| 11.1        | <b>Approval</b>  |
| 11.2        | The proposal is considered to be in accordance with the development plan, taking account of all other material consideration including the relevant planning policies and is recommended for approval subject to conditions as set out below.  |
| <b>12.0</b> | <b>Conditions</b>  |
| 12.1        | The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.<br><br>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011  |
| 12.2        | The development hereby permitted shall not become operational until the vehicular accesses, have been constructed in accordance with the approved layout Drawing No. 07A 'Site Access Detail' bearing the Belfast City Council Planning Office date stamp 03 March 2017. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.<br><br>Reason: To ensure there is a satisfactory means of access in the interests of road  |

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|      | safety and the convenience of road users.  |
| 12.3 | <p>The gradients of the access roads shall not exceed 4% (1 in 25) over the first 10 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.</p>  |
| 12.4 | <p>The development hereby permitted shall not become operational until no more than 70 car parking spaces, of which 10 will be disabled parking bays, and hard surfaced areas for manoeuvring have been constructed in accordance with the approved layout Drawing No. 23 'Internal Carriageways &amp; Parking Details' bearing the Belfast City Council Planning Office date stamp 03 March 2017 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for parking.</p> |
| 12.5 | <p>The development hereby permitted shall operate in accordance with a Travel Plan based on the approved Framework Travel Plan within the Transport Assessment bearing Belfast City Council Eastern Division Hydebank 4 Hospital Road BELFAST BT8 8JL Planning Office date stamp 03 March 2017. This will include provision of the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by Transport NI.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>  |
| 12.6 | <p>Prior to occupation of the development hereby approved the Clonduff Community Centre hatched in red on drawing no 5 date stamped 30 November 2016 shall be demolished.</p> <p>Reason: In the interest of visual amenity.</p>  |
| 12.7 | <p>No development hereby approved shall commence until the following details have been submitted to and approved by the Council, in consultation with Rivers Agency:</p> <ul style="list-style-type: none"> <li>- Details showing that the site drainage system is designed not to flood any part of the site in a 1 in 30 year return design storm, and to ensure a free-board of 300mm</li> <li>- Details showing checks for exceedances for the 1 in 100 year return period.</li> <li>- Schedule 6 consent letter for discharges to the watercourse.</li> </ul> <p>Reason: In the interests of environmental protection and public amenity.</p>   |
| 12.8 | <p>No development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a consent to discharge has been granted.</p> <p>Reason: To ensure a practical solution to sewage disposal is possible at this site.</p>   |
| 12.9 | <p>No works or development shall commence on site, including demolition, site clearance and site preparation, until a Construction Management Plan has been submitted to and approved in writing by the Council. The Construction Management Plan shall include</p>  |

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|       | <p>measures to control noise, dust, vibration and other nuisance during the demolition/construction phase. No works, development, demolition, site clearance or site preparation shall be carried out unless in accordance with the approved Construction Management Plan.</p> <p>Reason: To safeguard the amenities of the area.</p>  |
| 12.10 | <p>All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].</p> <p>Reason: In the interests of the character and appearance of the area.</p> |
| 12.11 | <p>The development hereby permitted shall not be occupied until details of boundary walls, fences or other means of enclosure have been submitted to and approved in writing by the Council. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.</p> <p>Reason: In the interests of the character and appearance of the area and residential amenity.</p>  |
| 12.12 | <p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>   |
| 12.13 | <p>No development shall commence on site (other than site clearance, site preparation and the formation of foundations and trenches) unless a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Council. The development shall not be occupied unless the scheme has been implemented in accordance with the approved details and shall be retained as such at all times.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area. Approval is required upfront because the design of refuse and recycling storage is an integral part of the development and its acceptability.</p>   |
| 12.14 | <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its</p>   |

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|       | <p>satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>  |
| 12.15 | <p>Prior to commencement of the development, a contaminated land Generic Quantitative Risk Assessment (GQRA) shall be submitted to Belfast City Council for approval.</p> <p>The Risk Assessment shall follow the methodology outlined in <i>Model Procedures for the Management of Land Contamination</i> (CLR11). This report must incorporate:</p> <ul style="list-style-type: none"> <li>• A detailed site investigation in line with British Standards BS10175:2011+A1:2013.</li> <li>• Ground gas investigations conducted in line with BS8485:2015 and BS8576:2013.</li> <li>• A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance. In addition, risks associated with ground gases shall be assessed under the methodology outlined in CIRIA C665;</li> </ul> <p>The ground gas characterisation must be agreed with Belfast City Council prior to the development of the Remediation Strategy.</p> <p>Reason: Protection of human health</p> |
| 12.16 | <p>In the event that a Contaminated Land Remediation Strategy is required and prior to the commencement of development, the applicant must submit to Belfast City Council, for approval, a detailed Remediation Strategy outlining the measures to be undertaken to ensure that the identified pollutant linkages are demonstrably broken and no longer pose a potential risk to human health.</p> <p>Reason: Protection of human health</p>   |
| 12.17 | <p>In the event that a Contaminated Land Remediation Strategy is required and prior to the operation of the development, the applicant shall provide to Belfast City Council, for approval, a Contaminated Land Verification Report. This report must demonstrate that the remediation measures outlined in the contaminated land Remediation Star have been implemented.</p>  |
| 12.18 | <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.</p> <p>Reason: Protection of human health</p>   |
| 12.19 | <p>In the event that contamination not previously considered is encountered during the approved development of this site the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.</p> <p>Reason: Protection of human health</p>  |
| 12.20 | <p>The development shall not be operational between 23.00hrs-06.00hrs Monday to Friday</p>   |

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|       | and between 18.00hrs-08.00hrs on a Saturday and Sunday.<br><br>Reason: In the interest of residential amenity  |
| 12.21 | Prior to commencement of the development, a Construction Noise Management Plan shall be submitted to Belfast City Council for approval, in accordance with Section 5.1 of the RPS report ' <i>Proposed Robinson Leisure Centre, Castlereagh, Belfast; Noise and Vibration Assessment</i> ', Document No NI1745/N-R/01/01, dated 9/11/16.<br><br>Reason: In the interest of residential amenity   |
| 12.22 | Prior to operation of the development, a Verification Report shall be submitted to Belfast City Council, for approval, demonstrating that the Rating Level (dB L <sub>Ar</sub> ) of sound from all combined building services plant associated with the development does not exceed the background sound level (for both daytime and night time) at the nearest sound sensitive premises when measured in accordance with assessment methodology outlined in <i>BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound</i> . A Rating Level (dB L <sub>Ar</sub> ) indicative of 'low adverse impact' shall be maintained thereafter.<br><br>Reason: In the interest of residential amenity |
| 12.23 | Deliveries and collections by commercial vehicles to and from the development shall only be made between the hours of 07.00 and 23.00hrs.<br><br>Reason: In the interest of residential amenity  |
| 12.24 | Prior to the operation of the development, an Artificial Light Verification report shall be submitted to Belfast City Council for review and approval. The report shall verify that all artificial lighting connected with the development is measured and confirmed to be within the vertical illuminance (Lux) levels for Environmental Zone 3 as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2011.<br><br>Reason: Protection of residential amenity  |
| 12.25 | Flood lighting associated with the development shall not be operational between the hours of 22.00-07.00hrs.<br><br>Reason: Protection of residential amenity  |
| 12.26 | Prior to the operation of the development, details of the proprietary odour abatement system installed to suppress and disperse odours created from commercial cooking operations shall be submitted to Belfast City Council for approval. The outlet from any extract ventilation ducting shall be directed away from nearby residential premises.  |
| 12.27 | The approved odour extraction and ventilation system must be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.<br><br>Reason: In the interest of residential amenity  |
| 12.28 | No development shall take place until samples of all external finishes has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample details.  |



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| 12.29 | <p>Reason: In the interests of visual amenity and the character and appearance of the area.</p> <p>Notwithstanding, the provision of the Planning (General Permitted Development) Order (NI) 2015, of any order revoking and re-enacting that order, no retaining walls requiring foundations other than those approved under this planning permission shall be erected on land shown on the stamped approved drawings.</p> <p>Reason: To ensure no retaining walls will be constructed without the prior permission of the Council.</p> |
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| <b>ANNEX</b>   |                    |
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| <b>Date Valid</b>  | 7th December 2016  |
| <b>Date First Advertised</b>   | 16th December 2016 |
| <b>Date Last Advertised</b>  | 17th March 2017    |
| <p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier,<br/> 10 Carnamena Park,Lisnasharragh,Belfast,Down,BT6 9PL,<br/> The Owner/Occupier,<br/> 100 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 102 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 104 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 106 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 108 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 109 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,<br/> The Owner/Occupier,<br/> 110 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 111 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,<br/> The Owner/Occupier,<br/> 112 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 113 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,<br/> The Owner/Occupier,<br/> 114 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 115 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,<br/> The Owner/Occupier,<br/> 116 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 118 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 120 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 122 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 125 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,<br/> The Owner/Occupier,<br/> 135 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,<br/> The Owner/Occupier,</p> |                    |

15 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
Vivienne Coulter  
165 Orby Drive Multyhogy Belfast  
The Owner/Occupier,  
17 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
19 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
21 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
23 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
25 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
26 Glensharragh Avenue,Lisnasharragh,Belfast,Down,BT6 9PD,  
The Owner/Occupier,  
27 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
28 Glensharragh Avenue,Lisnasharragh,Belfast,Down,BT6 9PD,  
The Owner/Occupier,  
29 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
3 Carnamena Gardens,Lisnasharragh,Belfast,Down,BT6 9PN,  
The Owner/Occupier,  
30 Glensharragh Avenue,Lisnasharragh,Belfast,Down,BT6 9PD,  
The Owner/Occupier,  
31 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
32 Glensharragh Avenue,Lisnasharragh,Belfast,Down,BT6 9PD,  
The Owner/Occupier,  
33 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
35 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
37 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
39 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
4 Carnamena Gardens,Lisnasharragh,Belfast,Down,BT6 9PN,  
The Owner/Occupier,  
4 Carnamena Park,Lisnasharragh,Belfast,Down,BT6 9PL,  
The Owner/Occupier,  
41 Carnamena Avenue,Lisnasharragh,Belfast,Down,BT6 9PJ,  
The Owner/Occupier,  
5 Carnamena Gardens,Lisnasharragh,Belfast,Down,BT6 9PN,  
The Owner/Occupier,  
5 Carnamena Park,Lisnasharragh,Belfast,Down,BT6 9PL,  
The Owner/Occupier,  
59 Tullyard Way,Lisnasharragh,Belfast,Down,BT6 9NU,  
The Owner/Occupier,  
6 Carnamena Gardens,Lisnasharragh,Belfast,Down,BT6 9PN,

The Owner/Occupier,  
 6 Carnamena Park,Lisnasharragh,Belfast,Down,BT6 9PL,  
 The Owner/Occupier,  
 61 Tullyard Way,Lisnasharragh,Belfast,Down,BT6 9NU,  
 The Owner/Occupier,  
 7 Carnamena Gardens,Lisnasharragh,Belfast,Down,BT6 9PN,  
 The Owner/Occupier,  
 7 Carnamena Park,Lisnasharragh,Belfast,Down,BT6 9PL,  
 The Owner/Occupier,  
 8 Carnamena Park,Lisnasharragh,Belfast,Down,BT6 9PL,  
 The Owner/Occupier,  
 86 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,  
 The Owner/Occupier,  
 88 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,  
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 90 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NS,  
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 92 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,  
 The Owner/Occupier,  
 94 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,  
 The Owner/Occupier,  
 96 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,  
 The Owner/Occupier,  
 98 Clonduff Drive,Lisnasharragh,Belfast,Down,BT6 9NT,  
 The Owner/Occupier,  
 Clonduff Communnity Centre Clonduff Drive Belfast  
 The Owner/Occupier,  
 Medicare Pharmacy Group 44 Montgomery Road Belfast  
 The Owner/Occupier,  
 PSNI Lisnasharrgh 42 Montgomery Road Belfast  
 The Owner/Occupier,  
 The Robinson Centre, Montgomery Road, Lisnasharragh, Belfast, Down, BT6 9HS,

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| <b>Date of Last Neighbour Notification</b> | 28th March 2017                                      |
| <b>Date of EIA Determination</b>           | 25 <sup>th</sup> August 2016 – LA04/2016/1496/DETEIA |
| <b>ES Requested</b>                        | No   |

**Drawing Numbers and Title**  
 01 - 30

**Notification to Department (if relevant)**

Date of Notification to Department: N/A  
 Response of Department: N/A