

## Development Management Addendum Report Committee Application

Summary	
<b>Committee Decision Date:</b> Tuesday 13 October 2020	
<b>Application ID:</b> LA04/2019/1614/F	
<b>Proposal:</b> Redevelopment of existing all-weather playing field to provide new 3G flood-lit sports pitch, redevelopment of former tennis courts to provide new flood-lit multi use games area (MUGA pitch), pitch side fencing and ball-stop nets, car parking, landscaping and associated site works.	<b>Location:</b> Land including and adjacent to the existing all-weather sports pitch at Stranmillis University College Stranmillis Road Belfast BT9 5DY.
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	<b>APPROVAL</b>
<b>Applicant Name and Address:</b> Stranmillis University College Stranmillis Road Belfast BT9 5DY	<b>Agent Name and Address:</b> Resolve Planning & Development Innovation Factory Forthriver Business Park 385 Springfield Road Belfast BT12 7DG
<p>This application was previously scheduled for consideration by Planning Committee at its' September meeting, however consideration was deferred due to technical issues encountered by members and third parties in presenting their views. The application was therefore deferred by members. A copy of the late items document for this case at September Committee, and original report is appended.</p> <p>All representations have been fully considered in the assessment of the application, and issues raised in the late item submission are addressed in the late items document.</p> <p>Officers are satisfied that the proposal is compliant with relevant policy considerations and that the assessment as detailed in the report and accompanying late items document set out justification how the proposal complies with the policy considerations taking account of all material considerations.</p> <p>No further representations have been received. The total objections received therefore remains at 116 as set out in the previous report.</p> <p>Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable and the recommendation remains for approval of planning permission subject to conditions based on compliance with the development plan, relevant policy and taking account of consultation responses and representations.</p> <p>It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Please note that Conditions 3 and 15 of the draft conditions listed in the original report are updated as follows:

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 18613-C500 Rev P1 bearing the Belfast Planning Service date stamp 16/8/19, prior to the commencement of any other works or other development hereby permitted. Vehicular access to the development hereby permitted shall be from Stranmillis Road only.

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

15. Prior to commencement of development on site, including demolition, site clearance or site preparation, a Construction Environmental Management Plan (CEMP) shall be produced by the appointed contractor. The CEMP shall include measures to control noise, dust and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CEMP shall include rationale for and details of the chosen piling methodology and demonstrate that noise and vibration levels will not have an adverse impact on nearby premises.

The CEMP must incorporate the dust mitigation measures and have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise and Vibration and to the IAQM, 'Guidance on the assessment of dust from demolition and construction version 1.1', and dated February 2014. The CEMP and associated records must be made available to the Environmental Protection Unit at any time upon request.

The CEMP must incorporate a construction traffic management plan and shall ensure that vehicular access to the development shall be from Stranmillis Road only.

The development shall be carried out in accordance with the agreed arrangements.

Reason: in the interests of amenity.

## Appendix 1: Development Management Report Committee Application

Summary	
<b>Committee Decision Date:</b> Tuesday 15 September 2020	
<b>Application ID:</b> LA04/2019/1614/F	
<b>Proposal:</b> Redevelopment of existing all-weather playing field to provide new 3G flood-lit sports pitch, redevelopment of former tennis courts to provide new flood-lit multi use games area (MUGA pitch), pitch side fencing and ball-stop nets, car parking, landscaping and associated site works.	<b>Location:</b> Land including and adjacent to the existing all-weather sports pitch at Stranmillis University College Stranmillis Road Belfast BT9 5DY.
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	<b>APPROVAL</b>
<b>Applicant Name and Address:</b> Stranmillis University College Stranmillis Road Belfast BT9 5DY	<b>Agent Name and Address:</b> Resolve Planning & Development Innovation Factory Forthriver Business Park 385 Springfield Road Belfast BT12 7DG
<b>Executive Summary:</b>  <p>The site is located within the Stranmillis University College campus and comprises a gravelled pitch and tarmacked tennis courts areas, within the north-western corner of the campus. The topography of the pitch areas is relatively level, however it sits below adjacent university building including a refractory building immediately adjacent to the gravel pitch, with halls of residence buildings beyond. Cleaver Park is located to the north, a residential area comprising largely detached dwellings, which is elevated above the pitches area by approximately 4 – 5m.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>The principle of the development of at this location;</li> <li>Visual impacts of the proposal;</li> <li>Impact on amenity / character of the area;</li> <li>Impact on built heritage;</li> <li>Impact on the natural environment;</li> <li>Impact on transport and other infrastructure;</li> <li>Flood risk from the proposal.</li> </ul> <p>The proposal comprises improvements to existing sports pitches comprising a gravel sports pitch albeit in poor condition and subject to little use for sporting activities in recent years. The main pitch, at closest points would be located 29m from the nearest dwelling at 28 Beechlands, and approximately 51.6m from the nearest dwelling in Cleaver Park (number 28). Whilst the proposal will result in the reduction of the playing surface area to allow for car parking facilities, these facilities are necessary and a policy requirement to support the proposal. The provision of</p>	

improved/refurbished pitch facilities is considered acceptable in principle. Access to the campus will be unaffected by the proposals.

The proposal would not adversely impact on amenity, traffic, heritage assets or flooding. The proposed scale, form, massing, design and materials of structures proposed are considered acceptable and will not adversely impact on local character. Existing trees within the site and around the site periphery, in addition to new planting would filter views of these structures. All structures are of a scale and character that would be reasonably expected at a sports facility. Changing rooms facilities originally proposed through conversion of existing ancillary buildings have been removed from the proposal in order to safeguard their heritage contribution, with provision relocated to existing facilities within the campus. On balance the proposal would not result in detrimental visual impacts.

DFI Roads, Historic Environment Division, NI Water, Rivers Agency, Conservation Officer, Natural Environment Division, Environmental Health and DEARA NED have no objections to the proposal.

Conditions are necessary to mitigate impacts of the development, including hours of operation of the facility and restriction of floodlighting use to between the months of October and February.

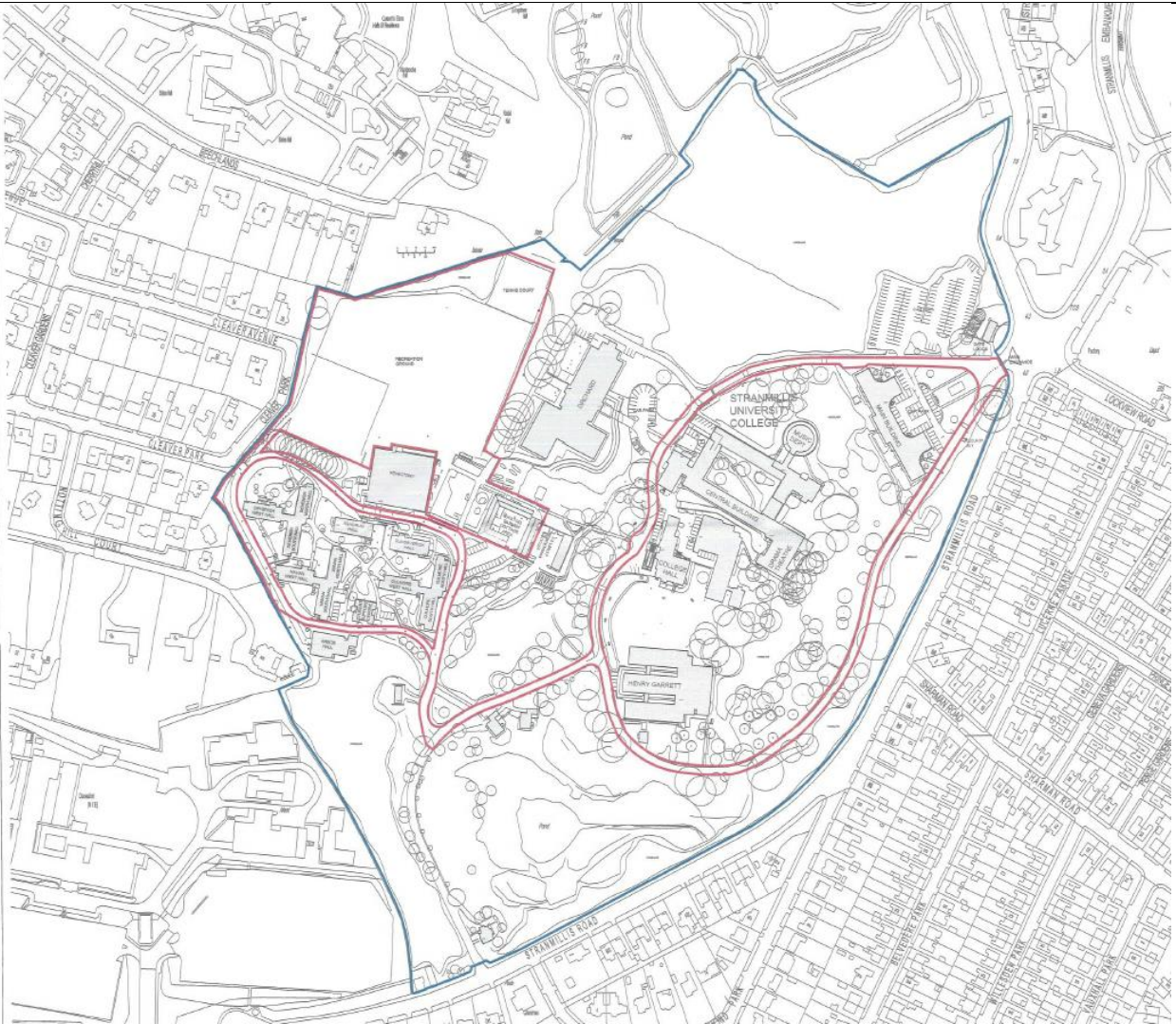
116 objections have been received and have been considered in the report.

Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses and representations.

It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.

## Case Officer Report

### Site Location Plan







Separation Distance to Neighbouring Properties and Location of 'Orchard Building' (highlighted yellow) where existing changing room facilities will be used:



**Representations:**

Letters of Support	None Received
Letters of Objection	116
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	Paula Bradshaw MLA – objection Alderman Jim Rodgers - objection
Neighbour Notification Checked	Yes

<b>1.0</b>	<b>Description of Proposed Development</b>  The application seeks planning permission for the redevelopment of existing all-weather playing field to provide new 3G flood-lit sports pitch, redevelopment of former tennis courts to provide new flood-lit multi use games area (MUGA pitch), pitch side fencing and ball-stop nets, car parking, landscaping and associated site works.
<b>2.0</b>	<b>Description of Site</b>
2.1	The site is located within the Stranmillis University College campus and comprises a gravelled pitch and tarmacked tennis courts areas, within the north-western corner of the campus. The topography of the pitch areas is relatively level, however it sits below adjacent university building including a refractory building immediately adjacent to the gravel pitch, with halls of residence buildings beyond. Cleaver Park is located to the north, a residential area comprising largely detached dwellings, which is elevated above the pitches area by approximately 4 – 5m. There is a belt of mature trees and vegetation along the western and northern boundaries of the site with Cleaver Park. There is further housing on Beechlands to the north west. The southern and eastern boundaries are

	undefined, with the remainder of the campus including landscaped areas and educational buildings beyond. There are a number of listed buildings within the wider campus.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>  No relevant history
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2004 Draft Belfast Metropolitan Area Plan 2015 Developer Contribution Framework 2020
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); PPS2: Natural Heritage; PPS3: Roads Considerations; PPS6: Built Heritage and Archaeology; PPS6 Addendum: Areas of Townscape Character (ATC); PPS8: Open Space, Sport and Recreation; PPS15: Planning and Flood Risk; Development Control Advice Note 15 Vehicular Access Standards
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	DFI Roads – no objections; NI Water – no objections; Rivers Agency – no objections; Natural Environment Division – final response outstanding.
<b>6.0</b>	<b>Non-Statutory Consultee Responses</b>
	Environmental Health – no objections; Lagan Valley Park – objection – impact on Lagan Valley Park BCC Tree Officer – no objections; BCC Landscape Section – no objection; BCC Conservation Officer – no objection.
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified and advertised in the local press. Additional information/amendments have been received during the processing of the application in response to requests for clarification from consultees. Re-notification of objectors and neighbours was undertaken in accordance with standard procedures following receipt.
7.2	116 objections received raising the following issues (summarised):  <ol style="list-style-type: none"> <li>1) Noise and disturbance impact to existing residents, including associated emotional distress;</li> <li>2) Traffic and associated noise from pick up and dropping off to the facility at the access gate at Cleaver Park and access issues due to layout of Clear Park;</li> <li>3) Amenity and design impacts from proposed floodlighting;</li> <li>4) Impact on residential area/environment;</li> </ol>



	<ol style="list-style-type: none"> <li>5) Impact on conservation area, Listed building and historic parklands and contrary to PPS6;</li> <li>6) Impact on flora and fauna including protected species;</li> <li>7) Site used as car park for number of years and no longer sports pitch;</li> <li>8) 3G pitch is not required;</li> <li>9) Pre-Application Community Consultation not undertaken in accordance with the Planning Act.</li> <li>10) Pre-Application consultation does not represent local opposition to the proposals;</li> <li>11) Increased parking demands where currently a shortfall of parking on site;</li> <li>12) Perception of fear with strangers coming into the area to use the facility;</li> <li>13) Application submission is inadequate with necessary supporting information;</li> <li>14) Failed to provide up to date ecological information;</li> <li>15) Landscape and Visual assessment is inadequate and ignores adjacent Conservation Areas and should include additional viewpoints and summer and winter assessments;</li> <li>16) LB Consent required – not correctly referred to on the application form;</li> <li>17) Design and Access Statement fails to comply with legislative requirements;</li> <li>18) Inadequate Neighbour Notification undertaken by the Council – contrary to spirit of neighbour notification notwithstanding statutory requirement;</li> <li>19) Inconsistency with notification requirements for Pre-community consultation and application;</li> <li>20) Design is out of character with historic layout;</li> <li>21) Contrary to PPS8;</li> <li>22) Potential criminal activity / vandalism / anti-social behaviour;</li> <li>23) Detrimental impact on wildlife including from noise;</li> <li>24) Intensification of use of pitches / overdevelopment of the site.</li> <li>25) Consideration/decision by Committee under delegated authority potentially unlawful;</li> <li>26) Independent noise assessment submitted – issues with applicant assessment / methodology.</li> </ol>
8.0	<b>Other Material Considerations</b>
	Belfast Agenda (Community Plan)
9.0	<b>Assessment</b>
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>• The principle of the development of at this location;</li> <li>• Visual impacts of the proposal;</li> <li>• Impact on amenity / character of the area;</li> <li>• Impact on built heritage;</li> <li>• Impact on the natural environment;</li> <li>• Impact on transport and other infrastructure;</li> <li>• Flood risk from the proposal;</li> </ul> <p><b>Policy context</b></p>
9.2	<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>

9.3	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS2, PPS3, and PPS 8 remain applicable under 'transitional arrangements'.
9.4	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. Paragraphs 4.37-40 highlights the preservation and improvement of the built and natural environment.
9.5	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the version of Draft BMAP 2015 still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
9.6	Within the BUAP the site is located within the development limits and is identified as whiteland. The site abuts the Malone and Stranmillis Conservation Areas but falls within the Stranmillis ATC. PPS6 and the PPS6 Addendum relating to ATC's are therefore applicable.
9.7	Section 104 of the 2011 Act and the related policy direction of the SPPS take precedence over criterion (a) of PPS6 Policy BH12 New Development in a Conservation Area, which requires the development to preserve or enhance the character of the area. The remaining criteria of this policy however remain. (b) and (c) broadly seek development that is in sympathy with the characteristic built form, scale material and detailing of the area; (d) that proposal will not result in environmental problems such as noise, nuisance and disturbance; (e) that important views within, into and out of the area are protected, and (f) that trees and other landscape features are protected. Criterion (g) seeks redevelopment that conforms to the guidance set out in conservation area documents.
9.8	Within draft Belfast Metropolitan Area Plan 2004 and draft Belfast Metropolitan Area Plan 2015, the site is located within the development limit. Within dBMAP 2004 the site is located within a Local Landscape Policy Area (LLPA).
9.9	PPS8 sets out regional policy for open space and recreation. Policy OS1 refers to the protection of open space, Policy OS4 relates to intensive sports facilities, stipulating 5 criteria with which proposals must accord. Policy OS7 relates to floodlighting and stipulates 3 criteria that proposals must satisfy. Paragraphs 6.199 - 6.213 relate to open space. Paragraph 6.213 sets out relevant planning considerations including: location, design, hours of operation, noise, impact upon visual and residential amenity, access and links to public transport; floodlighting; landscaping, public safety (including road safety); nature conservation, biodiversity, archaeology or built heritage. No conflict arises between PPS8 and SPPS policies.
9.10	PPS2 Natural Heritage is relevant to the proposal given the large number of trees within the site and the LLPA designation. Policy NH2 relates to protected species, whilst Policy NH5 relates to habitats, species or features of natural heritage importance. Natural Heritage in the SPPS is set out at pages 80 – 85. Policy requirements essentially repeat the provisions of PPS2 and accordingly no conflict arises with the SPPS.
9.11	

	<p>PPS3 contains policy considerations relating to roads, access and parking and is a material consideration in that any proposals must make necessary provisions for such matters. Car parking and servicing requirements are set out at Policy AMP7, with design considerations set out at AMP9. Transportation considerations in the SPPS are set out at pages 106-110. Policy requirements essentially repeat the provisions of PPS3 and accordingly no conflict arises with the SPPS.</p>
9.12	<p><b>Principle of Development</b></p> <p>The proposal includes a 3G pitch, a MUGA pitch, car parking, fencing and floodlighting. The main pitch, at closest points would be located 29m from the nearest dwelling at 28 Beechlands, and approximately 51.6m from the nearest dwelling in Cleaver Park (number 28). The MUGA pitch is approximately 53m from the nearest dwelling at 29 Beechlands at the closest point. The site has been previously used for sporting activities, however representations have indicated that the area was used for car parking for various periods in the past. Notwithstanding this, the site has clearly been used in past for sport recreation use and the proposal is therefore considered in accordance with the requirements of Policy OS1. It is not considered that the recreational use of the land has been abandoned. Whilst in poor condition, the facilities could continue to be used at any time with repair works. Such works would fall outside the meaning of development as set out in the Planning (NI) Act 2011, or benefit from Permitted Development as set out in the Planning (General Permitted Development) Order 2015 and accordingly would not require planning permission. The use of the site for sporting facilities is acceptable in principle. Car parking is considered later in the report.</p>
9.13	<p><b>Visual impacts of the proposal/character of the area</b></p> <p>PPS6 Policy BH6 requires proposal to respect historic gardens. Policy BH11 requires proposals to respect the setting of Listed Buildings. Policy BH12 requires views into and out Conservation Areas to be protected under criteria (e). The SPPS, at paragraph 6.18, states that "In the interests of protecting the setting of designated Conservation Areas, new development in proximity needs to be carefully managed so as to ensure it respects its overall character and appearance. Important views in and out of the Conservation Area should be retained". Policy ATC2 in PPS6 Addendum relates to new development within an ATC. This policy states proposals will be approved where the development maintains or enhances its overall character and respects the built form of the area. The policy also requires that any trees, archaeological or other landscape features which contribute to the distinctive character of the area are protected and integrated in a suitable manner into the design and layout of the development.</p>
9.14	<p>Policy OS4 of PPS8 requires that:</p> <ul style="list-style-type: none"> <li>• 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;</li> </ul>
9.15	<p>The 3G pitch surfaces would have a negligible visual impact on the locality. The site / playing surface areas sit at a lower level than the adjacent nearest public road, Cleaver Park. Public views of the surface would read as green space/playing surface and would therefore have no greater impact than the existing gravel surface. Views into and out of the site are filtered by existing and proposed new boundary vegetation. It is accepted that views would become more readily available during winter months due to the deciduous nature of the majority of this planting, however this coupled with the restricted area from which views would be possible adjacent to the site, would not result in an unacceptable impact on the setting of either the Stranmillis or the Malone Conservation Areas as a whole, or the</p>

	<p>Stranmillis Area of Townscape Character. The character and appearance of the Conservation Areas would be preserved. The associated fencing (6m and 3m high) and floodlights (18m) would have a greater visual impact. However, public views of such structures would also largely be limited to views discussed above. The floodlighting, by virtue of the level difference of the site with Cleaver Park and neighbouring streets would be similar/lower in height than the ridges of the nearest dwellings in Cleaver Park. Accordingly, distance views into the site and of these structures would be filtered by the existing dwellings and boundary vegetation. These factors would also mitigate the illumination impacts on the locality and would not therefore adversely impact on character. The Conservation Officer has no objections to the application. For these reasons the proposals are considered acceptable and comply with Section 104 (11) of the Planning Act (NI) 2011, the SPPS, PPS6 and the Addendum to PPS6.</p>
9.16	<p>The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. Existing trees within the site and around the site periphery, in addition to new planting would filter views of these structures. All structures are of a scale and character that would be reasonably expected at a sports facility. On balance, the proposal would not result in detrimental visual impacts.</p>
9.17	<p>Alterations and conversion works to facilitate new changing room facilities were originally proposed to existing outbuildings located close/adjacent to the site to the southeast of the pitches. These were removed from the proposal due to concerns from HED regarding impacts on the historic assets/features of this building. Changing facilities will now be provided within existing facilities at the "Orchard building" to the east of the application site. Accordingly the proposal does not contravene relevant Listing Building policies as set out in PPS6, and this revision is admissible within the application in that it is not a policy requirement that changing facilities must be included with all playing pitch proposals.</p>
9.18	<p><b>Impact on amenity;</b></p> <p>The application has attracted objections on grounds that the proposal would detrimentally impact on amenity due to noise and light disturbance. Policies OS4 and OS7 of PPS8 require consideration of these issues. Policy OS4 requires proposals to ensure:</p> <ul style="list-style-type: none"> <li>• there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated;</li> </ul>
9.19	<p>In assessing these impacts, consultation has been undertaken with Environmental Health who have reviewed noise and lighting assessments submitted by the applicant. Environmental Health have concluded that the proposal would not detrimentally impact on amenity through predicted noise levels or light disturbance subject to a number of recommended conditions. However, the duration and level of activities need to be considered and are discussed below. Light spill information indicates that the highest Lux (light) level at the nearest residential property at 28 Cleaver Park would be 4 Lux. This equates to twilight/dusk on a clear night.</p>
9.20	<p>In relation to noise, the conclusion of the January 2020 FR Mark Noise Assessment advises that the cumulative predicted noise level from the upgraded pitches when used simultaneously will be no greater than 45dBLAeq, 1hour at the nearest sensitive premises, with installation of noise mitigation measures including acoustic fencing. The report advises that the predicted level, when compared against relevant World Health Organisation (WHO) standards for noise levels in external amenity areas and with reference to relevant British Standard BS8233:2014 for internal noise standards, does not exceed the target criteria. The noise assessment advises there were no previous restrictions on the existing</p>

	<p>site, however, given that the existing playing fields never had an artificial surface or purpose built floodlighting these factors naturally restricted site usage such that it is assumed that the facility would not have been used after hours of darkness or in poor weather. The indicative timetable schedule has been revised by the applicant such that it is no longer proposed to have the pitches in use on a Sunday and reduced hours on a Saturday compared to weekdays (except for 8 weekends of the year). The schedule does indicate that the site, however, will potentially be available for use 6 days per week all year round every evening up to 10pm except a Saturday when it is proposed to shut at 8pm except for 8 weekends of the year when it would be propose to use the pitches on a Saturday up until 10pm. A significant proportion of additional usage presented on the proposed indicative schedule appears to involve the use of the pitches by external groups. Additional mitigation measure details were also requested.</p>
9.21	<p>Revised information was received to address the queries outlined by Environmental Health in their response. This includes a revision to the operating hours of the pitches to between 09:00 and 22:00 Monday to Friday and 09:00 and 19:00 on a Saturday with a restriction to external bookings to between 18:30 and 22:00 hours on weekdays, except for Fridays where public booking will be available between 17:30 and 22:00. Floodlighting operation will be restricted to between the months of October and February (inclusive). Noise mitigation measures have also been provided. An independent noise assessment was submitted on behalf of objectors. This queried the methodology and findings of the applicant's noise assessment. Further submissions from the applicant's noise expert were received to address issues raised by both the objectors and Environmental Health.</p>
9.22	<p>Environmental Health have considered all additional noise information and confirmed that the additional information addresses the concerns relating to predicted noise levels and lighting disturbance, subject to mitigation measures being implemented. They have recommended planning conditions regarding implementation of the noise and lighting mitigation measures. They have not provided comments on operating hours due to limited information regarding the former/current use being presented to enable the assessment to take account of historic pitch use and associated activities, and accordingly deferred judgement on this issue to planning officers. The applicant has requested operating hours of 09:00 to 22:00 Monday to Friday and 09:00 to 19:00 on a Saturday, with no use on a Sunday. The pitches will be used by students during term-time between 09:00 and 19:00 Monday – Friday and 09:00 and 17:00 on a Saturday, with use for the community available for the remaining hours of operation.</p>
9.23	<p>It is considered that the proposal would result in an intensification of use given that it will be more suitable during inclement weather and as a result of floodlighting allowing evening use at certain times of the year with the potential to cause disturbance. Taking into account the residential characteristics of the adjacent areas and the proximity of existing residents, it is considered that operating hours in the evenings, Monday to Friday, should be reduced to 21:00 hours to mitigate disturbance. Furthermore, it is proposed to limit use on Saturdays to 19:00 hours with no exceptions throughout the year (the applicant originally proposed later hours on Saturdays for 8 weekends per annum). Taking into account the technical noise assessment provided and associated review and advice from Environmental Health, together with the proposed reduced hours of operation of the pitches and floodlighting, it is considered that this would ensure that there would be no unacceptable impact on the amenity of local residents. Conditions are necessary in accordance with Environmental Health recommendations and operating hours are recommended. It is considered that subject to conditions, the proposal is compliant in relation to policies OS4 and OS7 of PPS8.</p>
9.24	<p>Policy OS4 also requires that:</p>



9.25	<ul style="list-style-type: none"> <li>• there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;</li> </ul>
	<p>Consideration in relation to the SPPS and PPS6 regarding impacts on the Conservation Area, ATC and Listing Building and its setting have been considered above. HED and The Conservation Officer have no objections to the proposal and is therefore deemed acceptable in relation to SPPS, PPS 6 and Policy OS4 of PPS8. Visual amenity considerations have been considered above and no unacceptable impacts are considered to occur.</p>
9.26	<p>Additional landscaping is proposed throughout the site and includes additional tree planting (30 extra heavy standard 4.5m min) along the boundary with Cleaver Park. These details are considered acceptable and will assist in mitigating visual impacts of the proposal. Appropriate conditions are necessary to secure retention of existing trees along this boundary, in addition to securing the delivery and management of new planting.</p>
9.27	<p>NED have assessed the application and consider it acceptable in relation to impacts on flora and fauna subject to conditions to ensure protected species are not adversely impacted.</p>
9.28	<p>Objections queried the adequacy of information submitted regarding ecological impacts. Additional ecological information was submitted and assessed by NED. Having considered the submitted information, NED have no objections subject to conditions. Accordingly, the proposal is considered compliant with PPS2 and PPS8.</p>
	<p><b>Impact on transport and other infrastructure;</b></p>
9.29	<p>PPS3 and two of the criteria of Policy OS4 relates to transport considerations:</p> <ul style="list-style-type: none"> <li>• 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; and</li> <li>• the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking,</li> </ul>
9.30	<p>DFI Roads have considered the proposal and have no objections. They have considered representations received in relation to these issues. The proposal includes 34 parking spaces and a 10 bicycle shelter spaces. Rigid application of the parking standards for sports pitches indicates that the parking requirements based on 40 players using the facility at one time (32 football, 8 tennis) would require 14 spaces. An additional 20 spaces are proposed to facilitate match changeover periods. The additional provision is considered justified in this instance to assist in mitigating the concerns expressed by residents regarding on street parking, drop off, and associated issues. The visual impacts of the parking area will be limited given that it sits at a lower level than the surrounding area and views will be filtered by existing trees and buildings. The parking area will result in the loss of a small area of open space, however this is considered acceptable in order to provide adequate parking facilities and taking account of residents' concerns regarding parking and is not therefore considered contrary to OS1 PPS8. The proposal also meets parking standard requirements. Level access is provided throughout the site to facilitate easy access for any impaired user, and the site is located in close proximity to public transport links on the Malone and Stranmillis Roads. The University also has a duty under separate legislation to ensure adequate access is provided for people with disabilities.</p>
9.31	<p>Residents have concerns regarding parking and drop off issues within Cleaver Park associated with the university as there is a pedestrian access gate into the campus</p>

	adjacent to the sports pitches. Cleaver Park has been used for spill-over parking thereby creating noise and nuisance within this street. Whilst there is understandable frustration associated with this activity, any parking issues arising from the wider university activities does not form part of the application and is a matter for review and resolution by the University outside of this application. The remit of parking provision before the Council is restricted to the proposal and its associated parking requirements. It is important to note that Cleaver Park forms part of the public highway, and as such is accessible to the public. Any additional parking provided within the campus would not preclude visitors to the facilities from parking within Cleaver Park or nearby public roads. As previously stated, the proposed level of parking exceeds the normal requirements and is acceptable for the reasons set out above. There are no reasonable grounds to refuse planning permission on this issue.
9.32	Notwithstanding this, the university is seeking to control the degree of access available by <i>“electronically controlling the use of the Cleaver Gate...and... include a commitment to keep the gate open to all during normal College hours, but to introduce electronic control during those hours when the pitches will be in public use. It is anticipated that students and staff of the college will be able to access the campus from the Cleaver gate during these hours, but the overall effect of this will be to reduce the accessibility of the site to the wider public.”</i> Case law tests would preclude the Council from securing this measure by planning condition, as it does not relate to the proposal. This measure, on a goodwill basis, may assist in mitigating parking and access issues faced by residents and will be a matter for the university to deliver. DFI Roads have included a requirement in the recommended conditions that vehicular traffic accessing the proposal, do so via the main access to the University on Stranmillis Road.
9.33	Accordingly, the proposal is considered acceptable in terms of traffic, parking and access considerations and therefore in accordance with this criteria and relevant policy within PPS3 and PPS8.
9.34	<b>Flood risk from the proposal;</b>
9.35	Policy OS4 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15.
	A drainage assessment and associated information was submitted for consideration and consultation undertaken with Rivers Agency and NIW in relation to these matters. Both consultees are satisfied with the mitigation measures proposed and it is therefore considered that the proposal complies with policy and acceptable drainage and flood risk protections measures are proposed.
9.36	<b>Waste Disposal;</b>
	The proposal will not significantly alter current arrangements for waste disposal. Arrangements for the disposal of Wastewater/drainage from the proposed 3G pitch have been deemed satisfactory by Rivers Agency and NI Water. Concerns raised regarding rubbish generation relate to adequate management arrangements for the site and would not warrant refusal on planning grounds.
9.37	<b>Issues raised by Representations:</b>
	Many of the issues raised have been considered above. However additional matters are addressed as follows:
	1) Listed Building (LB) Consent required – not correctly referred to on the application form;

	<p>The application was revised to exclude works to the changing rooms which were deemed listed during the application process. LB Consent is therefore no longer required. HED have no objections to the proposal.</p> <p>2) Design and Access Statement fails to comply with legislative requirements;</p> <p>A revised statement was received during the processing of the application. It is considered adequate to address legislative requirements.</p> <p>3) Inadequate Neighbour Notification undertaken by the Council – contrary to spirit of neighbour notification notwithstanding statutory requirement;</p> <p>Notification has been completed in accordance with legislative requirements, namely those properties that abut the red line boundary of the application site.</p> <p>4) Inconsistency with notification requirements for Pre-community consultation and application;</p> <p>Legislative requirements are different for pre-application and application notification.</p> <p>5) Design is out of character with historic layout;</p> <p>Design has been deemed acceptable in the assessment above and HED and the Conservation Officer have no objections.</p> <p>6) Public order / Potential criminal activity / vandalism / anti-social behaviour;</p> <p>This is matter for the relevant authorities and outside the scope of this planning application. It is for the landowner to effectively manage the pitches/grounds and for the Police to ensure compliance with relevant public order legislation / regulations.</p> <p>7) Application red line incorrect / parts of proposal outside the application site boundary.</p> <p>Revised drawings were submitted to align the proposal and hard surfacing works with the submitted application red line location drawing. All works are within the site boundary and no third parties would be prejudiced. Neighbours/objectors have been notified of these revisions and the latest additional information received (24<sup>th</sup> August 2020).</p> <p>8) Consideration/decision by Committee under delegated authority potentially unlawful;</p> <p>The application will now be considered by Planning Committee in accordance with normal procedures, albeit remotely due to the Covid-19 restrictions and in line with Government and public health advice. Accordingly, this objection is no longer applicable as procedures have been revised.</p>
9.38	<p><b>Consultations</b></p> <p>No technical consultees have any objections to the proposal.</p>
9.39	<p><b>Pre-Community Consultation</b></p> <p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty</p>

	on applicants for planning permission to consult the community in advance of submitting an application.
9.40	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. It is considered that the PACC 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.
10.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses.
10.1	It is recommended that delegated authority is given to 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.

**Draft Conditions (delegated authority to finalise conditions requested)**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The pitches and floodlighting hereby approved shall not be operational outside the following hours:

Monday to Friday – 09.00hrs to 21.00hrs

Saturday – 09:00hrs to 19:00hrs

The pitches and floodlighting shall not be used on Sundays or public holidays.

The floodlighting shall be implemented and operated in accordance with the approved details and shall only be operational during the months of October, November, December, January, and February and during no other months of the year.

Reason: In the interests of residential amenity and protection of natural heritage assets.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 18613-C500 Rev P1 bearing the Belfast Planning Service date stamp 16/8/19, prior to the commencement 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.

4. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:18613-C500 Rev P1 bearing the Department for Infrastructure determination date stamp 16/8/19.

REASON: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

5. Prior to operation of the new play pitches, all redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated in accordance with details to have first been submitted to and approved in writing by the Council.

REASON: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

6. No part of the development hereby permitted shall be operated until hard surfaced areas have been constructed in accordance with approved drawing to provide adequate facilities for parking and circulating 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 in connection with the development.

REASON: To ensure that adequate provision has been made for parking.

7. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans and shall be retained at all times thereafter.

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

8. All floodlighting on site shall be asymmetric and hooded to avoid upward spill. Lighting shall be directed away from all trees on the boundaries of the application site identified by the red line on drawing number 01 date stamped received 5 July 2019.

Reason: To protect Bats in their foraging and commuting areas.

9. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted before the expiration of the next available planting season in accordance with details that shall have first been submitted to and approved in writing by the Council.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Council to ensure the retention of trees on the site in the interests of visual amenity.

10. All soft landscaping comprised in the approved details shall be carried out within the first planting and seeding season following any part of the development hereby permitted becoming operational. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.



REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

11. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to Construction' 2005.

Protective fencing shall be at least 2.3 metres high, comprising of a scaffolding framework, verticals positioned no more than 3.0 metres apart driven into the ground approximately 0.6 metres, braced to resist impacts, supporting weldmesh panels, fixed in a manner to avoid easy removal as shown in BS 5837 2005, Figure 2.

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

12. Prior to use of the hereby permitted 3G pitches becoming operational, the applicant shall construct and install the acoustic barrier as illustrated in the McAdam Design drawing titled: 'Proposed Acoustic Timber Fence Detail', dwg no. 08-820-01 date stamped received 22 Jan 2020 and numbered 19 by Belfast City Council and as illustrated in the Taylor Boyd drawing titled: 'Proposed Fence elevations, dwg no. 17921-C005, Rev P2, date stamped received 22 Jan 2020 by Belfast City Council. The acoustic timber fence shall be maintained and retained thereafter;

Reason: in the interests on amenity.

13. Prior to use of the hereby permitted 3G pitch and Multi-use games area, the applicant shall ensure the weldmesh fencing is constructed and installed in line with the Taylor Boyd drawing titled: 'Proposed Fence Elevations, dwg no. 17921-C005, Rev P2, date stamped received 22 Jan 2020 by Belfast City Council. The weldmesh fencing shall be maintained and retained thereafter;

Weldmesh fence panelling shall be installed and fixed using resilient connections to reduce rattle and vibration upon impact;

Prior to the selection of the proprietary shock absorbing material to be installed in the backboards of hockey goals, the applicant shall submit to the planning authority for review and approval in writing, a detailed specification of the proposed material to be used;

The approved proprietary shock absorbing material shall be fitted to the backboards of the hockey goals;

No hoarding or signage shall be fitted to weldmesh fencing surrounding the MUGA pitches or the main 3G pitch which could result in impact sound from ball strike;

A report verifying all noise mitigation measures have been installed shall be submitted to and agreed with the Council prior to any part of the development hereby permitted becoming operational. All measures shall be retained thereafter and not removed or altered without the prior consent of the Council in writing.

Reason: in the interests of amenity.

14. Prior to operation of the hereby permitted pitches the applicant shall produce a site Management Plan. The Management Plan should include a system for dealing with complaints about anti-social behaviour and noise and an arrangement for regular liaison with nearby Cleaver Residents Association by way of meetings to recognise the need to respond to any negative aspects that may arise from the redevelopment and its use. The management plan shall be implemented in accordance with the agreed details.

Reason: Protection of residential amenity.

15. Prior to commencement of development on site, including demolition, site clearance or site preparation, a Construction Environmental Management Plan (CEMP) shall be produced by the appointed contractor. The CEMP shall include measures to control noise, dust and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CEMP shall include rationale for and details of the chosen piling methodology and demonstrate that noise and vibration levels will not have an adverse impact on nearby premises.

The CEMP must incorporate the dust mitigation measures and have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise and Vibration and to the IAQM, 'Guidance on the assessment of dust from demolition and construction version 1.1', and dated February 2014. The CEMP and associated records must be made available to the Environmental Protection Unit at any time upon request.

The CEMP must incorporate a construction traffic management plan and shall ensure that vehicular access to the development shall be from Stranmillis Road only.

The development shall be carried out in accordance with the agreed arrangements.

Reason: in the interests of amenity.

16. Prior to commencement of use of the upgraded facilities the approved lighting scheme shall be installed as per drawing/report titled 'Horizontal Illuminance levels' dated 26/7/2019 design reference UKS 15919/3. Rear cowls shall be fitted to masts 1 and 2 as per the approved drawing and retained thereafter.

Prior to the operation of the approved lighting scheme associated with the hereby permitted development, an Artificial Obtrusive Light Verification report shall be submitted to the City Council 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 E3 at the windows of habitable rooms of the nearest residential properties as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2011. The lighting scheme shall operate in accordance with the agreed details thereafter.

Reason: Protection of residential amenity

17. No works, vegetation clearance, disturbance by machinery, dumping or storage of materials shall take place within the 25m protection zone without the consent of the Planning Authority/unless an appropriate Wildlife Licence has been obtained from NIEA. The protection zone(s) shall be retained and maintained until all construction activity has been completed on site.

Reason: To protect badgers and their setts on the site.

18. All works to take place within 25 metres of existing badger sett entrances on site shall be done so under licence and supervised by an NIEA Protected Species Licence holder.

Reason: To protect badgers

19. No development activity shall commence on site until an Invasive Species Management Plan has been submitted to and approved in writing by the Planning Authority. The approved Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent the spread of an invasive plant species listed on Schedule 9 of the Wildlife (Northern Ireland) Order 1985 (as amended) and to minimise the impact of the proposal on the biodiversity of the site.

Neighbour Notification Checked

Yes

<b>ANNEX</b>	
<b>Date Valid</b>	31st July 2019
<b>Date First Advertised</b>	16th August 2019
<b>Date Last Advertised</b>	21st February 2020
<b>Details of Neighbour Notification</b> (all addresses) 14 Notting Hill Court,Belfast,Antrim,BT9 5NH The Owner/Occupier, 16, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA The Owner/Occupier, 18, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA The Owner/Occupier, 2 Sharman Road,Belfast,Antrim,BT9 5FW The Owner/Occupier, 20 Notting Hill,Belfast,Antrim,BT9 5NS The Owner/Occupier, 20, Cleaver Park, Belfast, Antrim, Northern Ireland, BT9 5HY 21 Cleaver Avenue Belfast Antrim 21, Beechlands, Belfast, Antrim, Northern Ireland, BT9 5HU 22 Notting Hill,Belfast,Antrim,BT9 5NS 22 Richmond Park,Stranmillis,Belfast,Antrim,BT9 5EF 22, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA 23, Beechlands, Belfast, Antrim, Northern Ireland, BT9 5HU 23, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA 24, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA 25 Beechlands,Belfast,Antrim,BT9 5HU 25, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA 256 Stranmillis Road,Belfast,Antrim,BT9 5DZ 258 Stranmillis Road,Belfast,Antrim,BT9 5DZ 26 Cleaver Park Belfast Antrim 26, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA 260 - 268 Stranmillis Road,Belfast,Antrim,BT9 5DZ 27 Beechlands,Belfast,Antrim,BT9 5HU 27 Cleaver Avenue Belfast Antrim 270 – 320 Stranmillis Road,Belfast,Antrim,BT9 5DZ 28 Beechlands,Belfast,Antrim,BT9 5HU 28 Cleaver Avenue,Belfast,Antrim,BT9 5JA 29 Beechlands,Belfast,Antrim,BT9 5HU 29, Cleaver Avenue, Belfast, Antrim, Northern Ireland, BT9 5JA 29, Cleaver Park, Belfast, Antrim, Northern Ireland, BT9 5HY 3,Cottage,Stranmillis Road,Belfast,Antrim,BT9 5DX 32 -38, Cleaver Park, Belfast, Antrim, Northern Ireland, BT9 5HY 37 Notting Hill,Belfast,Antrim,BT9 5NS 39 Notting Hill,Belfast,Antrim,BT9 5NS 44 Stranmillis Embankment,Malone Lower,Belfast,Antrim,BT9 5FL 48 Stranmillis Embankment,Malone Lower,Belfast,Antrim,BT9 5FL 55 - 61 Richmond Park,Stranmillis,Belfast,Antrim,BT9 5EF Apartment 3 - 8,41 Notting Hill,Belfast,Antrim,BT9 5NS Back Lodge,Stranmillis College,Stranmillis Road,Belfast,Antrim,BT9 5ED Central Building,187 Stranmillis Road,Belfast,Antrim,BT9 5DT Cleaver Residents' Group,c/o 18 Cleaver Park,Belfast,BT9 5HY College Hall,187 Stranmillis Road,Belfast,Antrim,BT9 5DT Culmore Halls Of Residence,Stranmillis Road,Belfast,Antrim,BT9 5DY	

Deputy Principal'S House,Stranmillis Road,Belfast,Antrim,BT9 5DX  
 Devenish Halls Of Residence,Stranmillis Road,Belfast,Antrim,BT9 5DX  
 Dunseverick Halls Of Residence,Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Estate Management Complex,187 Stranmillis Road,Belfast,Antrim,BT9 5EE  
 Groundfloor,46 Stranmillis Embankment,Malone Lower,Belfast,Antrim,BT9 5FL  
 Groundfloor,Aisling House,50 Stranmillis Embankment,Malone Lower  
 Gymnasia,Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Lower Orchard,187 Stranmillis Road,Belfast,Antrim,BT9 5DT  
 Navan Halls Of Residence,Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Nendrum Halls Of Residence,Stranmillis Road,Belfast,Antrim,BT9 5DX  
 Oak Lodge,Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Office 1,Main Building,187 Stranmillis Road,Belfast,Antrim,BT9 5DT  
 Orchard Building,Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Paula Bradshaw MLA, Parliament Building Stormont Estate  
 Principal House,Stranmillis College,Stranmillis Road,Belfast,Antrim,BT9 5DX  
 Principal'S House,Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Refectory,187 Stranmillis Road,Belfast,Antrim,BT9 5DT  
 Riddle Hall Cottage,187 Stranmillis Road,Belfast,Antrim,BT9 5EE  
 Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Stranmillis University College Campus,Stranmillis Road,Belfast,Antrim,BT9 5DY  
 Upper Orchard,187 Stranmillis Road,Belfast,Antrim,BT9 5DT  
 Wardens House,Stranmillis Road,Belfast,Antrim,BT9 5DX

<b>Date of Last Neighbour Notification</b>	14 <sup>th</sup> February 2020
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<b>Date of EIA Determination</b>	7 <sup>th</sup> August 2019
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<b>ES Requested</b>	No
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### Planning History

Ref ID: LA04/2017/2703/PAN

Proposal: Redevelopment of existing all weather playing field to provide new 3G flood-lit pitch, new flood-lit multi use games area (MUGA pitch), renovation of existing out-buildings to provide new changing accommodation, car parking and associated access arrangements.

Address: Land including and adjacent to, the existing all weather sports pitch at, Stranmillis University College, Stranmillis Road, Belfast, BT9 5DY.,

Decision: PANACC

Decision Date: 11.12.2017

Ref ID: Z/1994/1064

Proposal: Change of use to student accommodation and provision of 10 no. car parking spaces

Address: PRINCIPAL'S HOUSE STRANMILLIS COLLEGE BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1996/0490

Proposal: Change of use from residential to office accommodation

Address: LAGAN LODGE (PRINCIPLES HOUSE) STRANMILLIS COLLEGE STRANMILLIS ROAD BELFAST BT9

Decision:



Decision Date:

Ref ID: Z/1998/0945

Proposal: Change of use from domestic to office use including alterations and construction of disabled ramp to front

facade, and provision of ancillary car parking

Address: LAGAN LODGE STRANMILLIS COLLEGE STRANMILLIS ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/2004/3006/F

Proposal: Demolition of existing Orchard Building and replacement with new education building and associated car parking.

Address: Orchard Buildings, Stranmillis College, Belfast. BT9 5DY

Decision:

Decision Date: 12.10.2005

Ref ID: Z/2004/3016/DCA

Proposal: Demolition of existing Orchard Buildings (upper & lower) to allow for the erection of a new educational facility.

Address: The Orchard Buildings, Stranmillis University College, Stranmillis, Belfast

Decision:

Decision Date: 12.10.2005

Ref ID: Z/2007/0273/LB

Proposal: Demolition of building and erection of new primary school.

Address: Henry Garrett Building, Stranmillis University College, Stranmillis Road, Belfast, BT09 5DY

Decision:

Decision Date: 12.12.2008

Ref ID: Z/2007/0274/O

Proposal: Construction of a 14no. class Primary School with school meals, multi-purpose hall and ancillary accommodation with a detached 2no. class nursery unit adjacent.

Address: Stranmillis University College, Stranmillis Road, Belfast, BT09 5DY

Decision:

Decision Date: 12.12.2008

Ref ID: Z/2007/0275/DCA

Proposal: Demolition of two storey previous dwelling and education building.

Address: Former Headmaster's cottage & Henry Garrett Building, Stranmillis University College, Stranmillis Road, Belfast, BT09

Decision:

Decision Date: 12.12.2008

Ref ID: Z/2012/0407/F

Proposal: Alterations to the internal layout of the building to provide en-suite bathrooms. This will consequently require alterations to several external bedroom window openings and opaque glass to ensuites.

Address: Dunseverick Building, Stranmillis University College, Stranmillis Road, Belfast, BT9 5DY,

Decision: PG

Decision Date: 22.08.2012

Ref ID: Z/2012/0528/LBC

Proposal: Demolition of most recent extension (circa 1958) to south side of the Henry Garret building and reinstatement of the land

Address: Henry Garret Building, Stranmillis University College, Stranmillis Road, Belfast, BT9 5AD,

Decision: CG

Decision Date: 03.05.2013

Ref ID: Z/2012/0530/LBC

Proposal: Demolition of derelict Principals House and reinstatement of the land to complement the existing landscaping within the Stranmillis University Campus

Address: Principals House (located approx 30m east of the Henry Garrett Building) Stranmillis University College Stranmillis Road Belfast BT9 5AD,

Decision: CG

Decision Date: 08.02.2013

Ref ID: Z/2012/0816/F

Proposal: Change of use of part of the lower ground level from ancillary use (storage/WC's etc) to Student Union Bar/Cafe. Upgrading of the building facade to include re-cladding and provision of lift shaft.

Address: Refectory Building, Stranmillis University College, Stranmillis Road, Belfast,

Decision: PG

Decision Date: 21.01.2013

Ref ID: Z/2013/0660/LBC

Proposal: Internal alterations including new coffee dock, break out space, corridor and lobby work to the left of the main entrance, removal of non historic lightweight walls doors, a bar and bar store. Provision of new automated doors, kitchenette, ceiling floor and wall finishes. Raising of door head DG06. Removal of lining in front of windows. Replacement of extract fan.

Address: Stranmillis House, Stranmillis University College, Stranmillis Road, Belfast, BT9 5DY,

Decision: CG

Decision Date: 01.08.2013

Ref ID: Z/2014/0148/LBC

Proposal: Minor adjustment to entrance steps raising the top landing and providing a new step. Staff tutorial room on second floor converted into WC area.

Address: The Main Building, Stranmillis University College, Stranmillis Road, Belfast, BT9 5DY,

Decision: CG

Decision Date: 16.05.2014

Ref ID: Z/2014/0383/F

Proposal: Creation of level access main entrance incl. lobby (19sqm) plus extension to north facade (+55sqm). Internal alterations at ground floor level to provide cafe. External alterations to create disabled parking spaces and an improved shared surface link with the adjacent orchard building.

Address: Central Building, Stranmillis University College, Stranmillis Road, Belfast, BT9 5DY,

Decision: PG

Decision Date: 16.05.2014

Ref ID: Z/2014/1515/LBC

Proposal: Minor amendment to entrance doors and further adjustments to first and second floor offices including removal of some interior walls and the provision of a platform lift.

Address: The Main Building, Stranmillis University College, Stranmillis Road, Belfast, BT9 5DY,

Decision: CG

Decision Date: 06.03.2015

**Notification to Department (if relevant) N/A**

Date of Notification to Department:

Response of Department:

## Appendix 2: Late Items – Tuesday 15 September 2020

Agenda Item	Details	Issues Raised	Action
<p><b>7(a)</b></p> <p><b>LA04/20</b></p> <p><b>19/1614/</b></p> <p><b>F</b></p>	<p>Objection received from Cleaver Park residents</p>	<ol style="list-style-type: none"> <li>1) The application description fails to identify the proposed floodlights and the material used for the 3G pitch. This is a failing in the context of Morelli v DOE (NI). This application seeks permission for a flood lit pitch, but does not specifically request permission for the associated floodlights.</li>   <li>2) The application description fails to provide clarification on whether the pitch will be sand or rubber crumbed. I refer the Council to the Pirrie Park application LA02/2020/0757/F which seeks permission for a 'sand dressed hockey pitch, with flood lighting'. The public remain unaware of what materials that will be used in the construction of this proposal, which may present a carcinogenic risk.</li>   <li>3) The Stranmillis application does not specifically seek consent for flood lights nor does it confirm the materials used in the pitch. It is wholly inconsistent for the description to specifically mention 'fencing' and 'ball stop nets' but not to specifically refer to flood lights or sand or rubber crumbed materials in the description. The impression given by the description is that this is a redevelopment of a pitch that is already flood-lit which is wholly incorrect.</li> </ol>	<ol style="list-style-type: none"> <li>1) The description refers to "<i>new 3G flood-lit sports pitch</i>". This is adequate to alert the reader that floodlighting is proposed and relevant details are shown on the enclosed plans.</li>   <li>2) Construction details are shown on the submitted plans. Drawings indicate the pitch is constructed from "sand/rubber". Environmental Health have raised no objection in relation to public health issues.</li>   <li>3) The description adequately summarises the proposal to alert the reader of its' nature. It is considered that the description does accurately reflect the proposed development. Full details have been provided and the reader can refer to these details to ascertain all aspects of the proposal. The neighbours are aware of the nature of the proposal and have not been prejudiced.</li> </ol>

Agenda Item	Details	Issues Raised	Action
		<p>4) The Case Officer fails to give 'special regard' (a statutory requirement) to the protection of two conservation areas. We had previously asked for the Conservation Officer to provide comments on the impact of this proposal, but have not been provided with any comments from them. In particular we sought confirmation that the inter-visibility across two statutorily designated Conservation Areas was considered by the Conservation Officer.</p> <p>5) We had previously asked the Council to engage with Historic Environment Division (HED) to determine whether the proposal impacted on the setting (i.e. the pink wash</p>	<p>4) The Conservation Officer response was uploaded to the portal 25/09/2019 and has been available to view by the public since this date. The assessment concludes that:</p> <p><i>The proposal as a whole offers improved facilities that will also be available to the wider public out with college hours. Providing no detrimental harm arises by way of light pollution or impact on trees; I am satisfied that overall the proposals are sufficient to preserve the character and appearance of the conservation area and to protect the setting of the listed buildings.</i></p> <p>The proposal is considered to comply with Section 104(11) because the character and appearance of the adjacent Conservation Areas would be preserved for the reasons set out in the main report and having regard to the advice from the Council's Conservation Officer. Furthermore, it is considered that the proposal, by reason of its nature, does not provide opportunity to enhance the character and appearance of those Conservation Areas and it would be unreasonable to require it to do so.</p> <p>5) HED were consulted on the application, responding on 23/08/2019, 15/11/2019, and 26/02/2020. In the final response, HED conclude:</p>



Agenda Item	Details	Issues Raised	Action
		<p>area) of the listed building on the site. Given HED had concerns about the impact of the application on listed buildings we are surprised and disappointed this matter has not been addressed;</p> <p>6) We requested a Construction Method Statement be provided as we are concerned that Cleaver Park will be used to access the site for heavy construction traffic. This has not been provided. Indeed, even the conditions proposed does not require a Construction Management Plan. This is wholly unacceptable and inconsistent with the Council decision and conditions imposed in Pirrie Park approval LA04/2020/0757/F;</p>	<p><i>HED Listed Buildings advises that subject to a condition, it satisfies the policy requirements of paragraph 6.12 of Strategic Policy Planning Statement for Northern Ireland and Policy BH11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.</i></p> <p><i>Condition:</i></p> <p><i>Existing trees as indicated on Proposed Site Layout, drawing No. 09A, including those to East of Orchard House and to East and South of the Gardener's Cottage and associated outbuildings, shall be retained and protected throughout the works.</i></p> <p><i>Reason: to protect the quality and character of the setting to the listed buildings and associated curtilage structures in accordance with PPS6, BH11 criterion (c) and SPPS (NI) 2015, paragraph 6.12.</i></p> <p>6) Condition 15 to be updated. Roads condition requiring all vehicular access via Stranmillis Road also to be included.</p>

Agenda Item	Details	Issues Raised	Action
		<p>7) We requested additional visual impact analysis to assess the impact of night time artificial light which has not been provided. No visual impact assessment has been provided to inform the inter-visibility between two Conservation Areas – a key policy test in the context of this application;</p> <p>8) No evidence as to the previous use of the site and the intensity of the supposed hockey pitch use has been provided despite the repeated requests from the Environmental Health Officer;</p> <p>9) The Case Officer Report accepted the BUAP is the extant development plan. However the Case Officer Report does not address the:</p> <ul style="list-style-type: none"> <li>- Stranmillis Area of Townscape Character Guidance Note 3L(i);</li> <li>- BUAP policy C3; or</li> <li>- PPS 6 policy ATC 2.</li> </ul>	<p>7) Adequate lighting assessment information has been provided to assess this issue, including the light spill details. These details indicate that the illuminated area will be restricted to the pitch. Illumination will be restricted to months of October, November, December, January, and February by condition. Environmental Health and the Conservation Officer have no objections to the proposal. The visual impact will therefore be acceptable taking account of all of these material considerations as set out in the planning report.</p> <p>8) This issue has been addressed in the planning report at para. 9.23.</p> <p>9) It is noted that the application is within the Stranmillis Area of Townscape Character (ATC).</p> <ul style="list-style-type: none"> <li>- Stranmillis Area of Townscape Character Guidance Note 3L(i) appended;</li> </ul> <p>Policy C3 of BUAP 2001 states that ATC's will be identified and development control statements will be prepared. The relevant</p>

Agenda Item	Details	Issues Raised	Action
		<p>10) Without prejudice to our comments above, if floodlighting is to be assessed under this application policy OS 7 of PPS 8 should be specifically assessed. The Case Officer Report identifies the policy but wholly fails to assess the proposal against the criterion;</p>	<p>regional planning policy for the control of new development in ATC's is Policy ATC 2 of the Addendum to PPS6. It states that <i>"The Department will only permit development proposals in an ATC where the development maintains or enhances its overall character and respects the built form of the area."</i></p> <p>The proposals have been assessed against Policy ATC 2 and as set out in the case officer report the proposals will not detract from the character, appearance and quality of the area.</p> <p>10) OS7 of PPS8 states:</p> <p><i>The Department will only permit the development of floodlighting associated with sports and outdoor recreational facilities where all the following criteria are met:</i></p> <p><i>1. there is no unacceptable impact on the amenities of people living nearby;</i>  <i>2. there is no adverse impact on the visual amenity or character of the locality; and</i>  <i>3. public safety is not prejudiced.</i></p> <p>These criteria are assessed within the report under the section headings:  <i>Visual impacts of the proposal/character of the area;</i>  <i>Impact on amenity</i>  Public Safety is assessed on the basis of the responses from Environmental Health</p>

Agenda Item	Details	Issues Raised	Action
		<p>11) Compelling evidence has recently come to light which indicates that following the installation of floodlights last winter on the Stranmillis College campus, local badgers have altered their foraging routes with residents now having their gardens dug up at night; this has been captured on video footage. Given the consequences of this lighting installation postdates last year's ecology report, the existing report informing your deliberations is invalid and must now be revisited.</p> <p>12) The Council should have required an archaeological assessment of the site and included conditions that any planning permission should be required to undertake a programme of archaeological works.</p>	<p>and Roads in which no concerns were raised. Accordingly the proposal is acceptable in relation to public safety issues.</p> <p>11) NED have been consulted on the application including on representations raising concerns regarding impacts on protected species. Their most recent response dated 11 May 2020 states:</p> <p><i>Natural Environment Division (NED) is content that there are sufficient mitigation measures in place to ensure that the proposed development will have a minimal impact on the natural heritage interests associated with the site provided the recommendations outlined in our last response (dated 22/11/2019) can be conditioned as part of the final decision notice. NED has no additional comments to make regarding this consultation.</i></p> <p>As set out in the report at 9.27 and 9.28 the proposal will not adversely impact on protected species.</p> <p>12) HED HM were consulted and concluded in their response dated 26/02/2020:</p> <p><i>Due to the level of pre-existing development on site, HED (Historic Monuments) is content that the proposal is satisfactory to SPSS and PPS 6 archaeological policy requirements.</i></p>

Agenda Item	Details	Issues Raised	Action
		<p>13) Conditions:</p> <p>We object to conditions being delegated to the Director of Planning and Building Control.</p> <p>While all applications are treated on their merits, the Council must act consistently. Where one is dealing with a proposed development within the twin Malone / Stranmillis conservation areas, conditions should logically be more strict (thereby affording greater environmental protection) not more lenient compared to Cherryvale or Pirrie Park. To do otherwise would be perverse and irrational in law.</p> <p>The conditions proposed in the Case Officer Report are confusing, incomplete, inconsistent with conditions imposed on Pirrie Park and Cherryvale, yet go to the heart of this permission.</p> <p>Conditions should be fully debated and understood by residents so that the Council can hold Stranmillis College accountable. Cleaver residents do not have confidence in Stranmillis College independently acting as a good neighbour.</p> <p>The planning judgement that Cleaver 'spill-over' parking should be dismissed as an issue to be left to the 'goodwill' of Stranmillis College is totally unacceptable.</p>	<p>13) Response to comments on conditions:</p> <p>The wording of conditions is delegated to the Director in accordance with Committee protocol, and is applied to all applications recommended for approval.</p> <p>Conditions must comply with the relevant legal tests as set out in case law. Conditions are applied on this basis, and informed by the material considerations of the case.</p> <p>This is incorrect. The majority of conditions are suggested by the relevant consultees and applied as deemed appropriate taking account of case law tests.</p> <p>Residents have taken the opportunity to consider and comment on the conditions. The issues raised will be fully considered in the final wording of conditions.</p> <p>Parking Assessment is set out in the report.</p>

Agenda Item	Details	Issues Raised	Action
		<p>There is no provision of a Construction Method Statement and indeed no condition requiring an agreed Construction Method Statement. This is a fundamental failing as the Council and the residents do not know how the proposal is supposed to be constructed.</p> <p>There is no programme of archaeology works.</p> <p>Proposed Condition 2 is inconsistent with paragraph 9.22 of the Case Officer Report which advises that the pitches shall only be available for student use between 09:00-19:00 Monday to Friday and 09:00 and 17:00 on Saturday during term time.</p> <p>We note that Cherryvale's 3G pitch does not open to the public beyond 18:00 on a Saturday and Pirrie Park is not open after 13:00 on Saturday. We consider the Case Officer Report is inconsistent with conditions imposed by the Council only 1.5 miles away (which have less environmental protection than Malone and Stranmillis Conservation Areas and Stranmillis ATC and Stranmillis Historic Park Garden and Demesne).</p> <p>Proposed Condition 5 should be explained in detail. It is assumed that this seeks to remove the access to the development from Cleaver Park. This should be confirmed.</p>	<p>Condition to be added as set out above.</p> <p>Not required by HED and therefore not necessary.</p> <p>Not necessary to condition timescales for student use, rather it is necessary to condition the overall hours of operation.</p> <p>Operating hours are applied on the basis of requirements of the applicant, weighed against amenity impacts of the proposal which have been informed by the various consultee responses.</p> <p>To be clarified by Roads, however it is assumed this relates to the new/improved access to the pitches.</p>

Agenda Item	Details	Issues Raised	Action
		<p>Proposed Condition 6 requires approval of the Council.</p> <p>Proposed Condition 14 requires approval of the Council and Cleaver Residents Group.</p> <p>Proposed Condition 15 requires approval of the Council.</p> <p>Conditions must be prepared in a comprehensive manner and presented to residents and the Planning Committee before any approval.</p> <p>14) To conclude, it is not by chance that the Development Management Report references no letters of support for this development but rather 116 letters of objection, identifying 26 different issues, plus further objections from elected representatives.</p> <p>15) Councillors should not be placed in the unenviable position of adjudicating on a flawed planning application, with significant information missing. Nor in these challenging times of Covid-19, should contentious development applications proceed when residents are blocked from effectively making their concerns heard.</p>	<p>Final wording to be delegated to the Director.</p> <p>Final wording to be delegated to the Director. It does not require approval of the Residents Group.</p> <p>Final wording to be delegated to the Director.</p> <p>Draft Conditions have been presented in the report and residents have been afforded the opportunity to comment on them. Application of appropriate conditions is a matter for the Council.</p> <p>14) All representations received have been considered in the report.</p> <p>15) We are satisfied that the application is sufficiently detailed and adequate information has been provided.</p> <p>Residents have had adequate opportunity to participate in the planning process and are not unreasonably prejudiced in the Council discharging its statutory obligations.</p>

Agenda Item	Details	Issues Raised	Action
		<p>16) That the Operating Protocol provisions around speaking rights are unfair and applying it will suppress other significant perspectives from coming before Committee</p> <p>Residents are being disadvantaged by the Operating Protocol due to current Covid restrictions as they cannot meet to prepare their presentation to the Committee and that this is also unfair as the applicant's deputation would be able to meet in person.</p> <p>An additional deputation should be permitted as this is a major application with over 116 objections.</p> <p>17) An additional deputation should be permitted as the Cleaver Residents Group does not speak for all residents and the proposed second delegation wish to raise site specific issues which cannot be addressed by anyone else as they are 'frontline of this application'.</p>	<p>In the current circumstances the Council must support the development of the city and the economy as far as practicable.</p> <p>16) The Cleaver Residents Group agent was advised of the provisions of the Operating Protocol around speaking rights on 11th September. These were communicated to all those who have registered to speak both yesterday and today. The speakers have refused to co-ordinate as per the Operating Protocol for the reasons set out.</p> <p>Speaking rights are generally intended to be an opportunity to emphasis points which have already been made during the processing of the application or to address particular issues in the case officer report.</p> <p>The planning process allows the opportunity for those affected by a development to make submissions which are considered and reported to Committee in the Officer report. Therefore these perspectives are before the Committee.</p> <p>Virtual meetings or telephone conference calls can be used to organise deputations.</p>



Agenda Item	Details	Issues Raised	Action
		<p>The 'ad hoc Covid arrangements' operate against good decision making, there is limited transparency and accountability to the public.</p> <p>Given the strength of public objection the Committee would be advised to press pause on this until we revert to more normal times.</p>	<p>Committee frequently deals with major applications with significant objection so that in and of itself, in officers view, is not an exceptional circumstance.</p> <p>The Protocol allows for 3 speakers and it is up to those who wish to speak to co-ordinate their presentation. If a particular person is the only one who can do that then they should be included in the deputation.</p> <p>Remote meetings are open to the public to attend and are fully transparent. Therefore there is no less transparency or accountability than if the meeting were to be held 'in person'.</p> <p>The strength of public objection is not valid reason to delay making a decision.</p>
<p><b>7(a)</b> <b>LA04/20</b> <b>19/1614/</b> <b>F</b></p>	<p>Email from Mr Eamon Loughrey</p>	<p>I am afraid, having read the procedures that, I think residents are placed at a disadvantage in this case under the current pandemic movement restrictions and the Council's protocol.</p> <p>The applicant as an educational establishment can meet in an office with their agents and speak to the Planning Committee via a single video link as part of their work.</p>	<p>Residents have had adequate opportunity to participate in the planning process and are not prejudiced in the Council discharging its statutory obligations. Also see responses under 16 &amp; 17 above.</p>

Agenda Item	Details	Issues Raised	Action
		<p>However the residents are required to be in separate homes due to the new regulations introduced today.</p> <p>Bearing in mind we are already required to condense down over 100 objections to even a few speakers, we are then supposed to somehow construct a deputation and a presentation that of itself cannot actually meet in person to agree speaking parts and the content of the presentation. We are not even allowed to meet each other beforehand to run through the presentation to make sure we meet the allocated 5 minutes.</p> <p>Whilst I appreciate everyone is trying to muddle through in these unusual times, I wonder do the Council think this makes for a fair decision making process?</p>	
<b>7(a)</b> <b>LA04/20</b> <b>19/1614/</b> <b>F</b>	Report refers to Lagan Valley Park Consultation under 'non statutory consultations'	N/A	Included in error as the site is outside of the Lagan Valley Park and accordingly were not consulted.

# **Malone Area of Townscape Character Malone/Stranmillis Landscape Area**

## **1 INTRODUCTION**

- 1.1 The aim of the Conservation Strategy for Belfast outlined in the Belfast Urban Area Plan is to protect and enhance the historic character of the city. An important element of this strategy is the protection of areas which possess special townscape character.
- 1.2 As outlined in Development Guidance Note DGN 3L the Malone Area of Townscape Character is large and varied and includes a wedge of private open space which extends from Lennoxvale and Edgehill through to Queen's Elms, Riddel Hall, Stranmillis College, Danesfort and RBAI playing fields at Cranmore. The high quality of these pleasant woodlands and grassed open spaces together with the mature trees and hedges which line many of the avenues and roads combine to give this landscape area a unique character.
- 1.3 While the area is privately owned and is not open for general access to the public it is the most important natural habitat for flora and fauna in close proximity to the city centre and is a vital backdrop to the townscape character of the adjoining properties, streets and roads in the Malone area generally.
- 1.4 The area is historically interesting in that it contains Cranmore House which is important as the only surviving 17th century house in Belfast. Also, within the grounds of Riddel Hall, Stranmillis Road, are two lakes which formed part of the first Belfast piped water supply system.

## **2 ISSUES**

- 2.1 The unique landscape character of the area could be threatened by inappropriate development and expansions by some of the large institutional uses.
- 2.2 The setting of existing buildings could be seriously altered by the removal of mature woodlands, boundary hedgerows, and trees.
- 2.3 The wildlife value of the area could be affected by future development proposals and care should be taken to protect indigenous flora and fauna and significant wildlife habitats.

## **3 OBJECTIVES**

- 3.1 To retain, protect and enhance the landscape character of the area.
- 3.2 To set guidelines for any new development and expansion of existing uses in the area.

- 3.3 To retain the mature woodlands, boundary hedgerows and trees which contribute to the landscape character.
- 3.4 To protect the wildlife value of the area.

## **4 GUIDELINES**

- 4.1 In all future planning applications within the area applicants will be expected to demonstrate how proposals respect the landscape character and enhance environmental quality. In this respect the form and layout of the development in relation to the existing tree cover and visual intrusion will be important considerations.
- 4.2 Applicants for future development proposals will be expected to include within their submission full details of their proposals for landscaping and a detailed tree survey of the existing trees on the site. All proposed developments should be positioned clearly outside the falling distance of mature trees which are to be retained, in the interests of public safety and amenity. The removal of trees will only be accepted where there is clear evidence of disease.
- 4.3 This area has a special landscape character which is derived largely from institutional buildings in a mature landscape setting. Care should therefore be taken to ensure that alterations and extensions to existing properties respect the form and style of buildings, the relationships with adjoining properties and their setting within the landscape. Development proposals will be expected to be presented in a manner which shows how these considerations have been taken into account.
- 4.4 All mature trees, understorey trees and shrubs, are considered an integral part of the vegetation structure of the area and consideration will be given to placing a Tree Preservation Order within the boundaries as indicated on the map overleaf.  
Where appropriate, the careful planting of new boundaries with indigenous vegetation will help to retain the area's landscape character.
- 4.5 This landscape area is an important natural wildlife habitat and care will be taken when considering future development proposals to ensure that indigenous flora and fauna in the area are not adversely affected. The badger setts within the area are protected.
- 4.6 The Department considers that part of this area of landscape character is worthy of conservation status and accordingly a statement will be produced for the designation of the area marked on the map overleaf.



