

Development Management Report

Summary	
Committee Date: 13 th August 2024	
Application ID: LA04/2021/1593/F	
Proposal: Retrospective application for Construction of new seated viewing stand with a capacity of 228 people in same location as previous seated viewing stand now demolished which had 255 capacity	Location: Recreational grounds at Blanchflower Playing Fields Holywood Road Belfast
Referral Route: Section 3.8.5 (c) of the Scheme of Delegation. Application made by the Council.	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Belfast City Council 3rd Floor 9 Adelaide C/O Cecil Ward 4-10 Linenhall Street Belfast BT2 8BS	Agent Name and Address: Michael Mullan Architects 20 Stranmillis Road Belfast BT9 5AA
Date Valid: 3 rd August 2021	
Target Date: 16 th November 2021	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
<p>Executive Summary:</p> <p>The application seeks retrospective planning permission for the construction of a new seated viewing stand with a capacity of 228 people in the same location as a previous seated viewing stand, now demolished, which had a 255 capacity. The site is Blanchflower Playing Fields on Holywood Road.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of development • Impact on the character and appearance of the area • Impact on amenity • Drainage • Access and Parking • Impact on natural heritage <p>The site is not zoned or designated in the Belfast Urban Area Plan 2001. According to draft Belfast Metropolitan Area Plan 2015, the site is designated as a local landscape policy area (ref. BT 113 - Blanchflower / Patton). The site is also an area of existing open space.</p> <p>The proposal would not result in the loss of existing open / recreation space and therefore does not conflict with Policy OS1 of the Plan Strategy.</p>	

The proposal is also assessed against Policy OS5 of the Plan Strategy in relation to 'Intensive Sports Facilities', including stadia. It is considered the proposal complies with the policy tests of Policy OS5 in relation to residential amenity, built / natural Heritage, archaeology, design, access / mobility and roads issues, including access and parking.

Furthermore, there are no issues with regard to drainage or contamination.

There are no immediate neighbours to be notified of this application. No letters of representation have been received.

DFI Roads, DFI Rivers, NI Water and DAERA NIEA have been consulted and offer no objection to the proposal. Environmental Health has also been consulted and offers no objection.

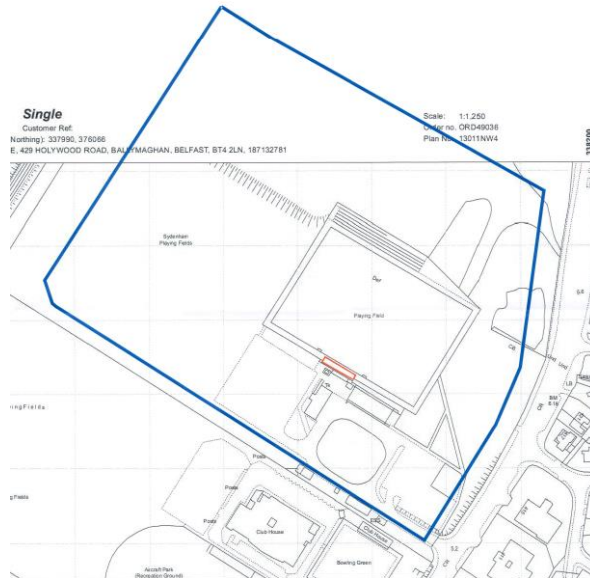
Recommendation:

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters which may arise, provided that they are not substantive.

DRAWINGS AND IMAGERY

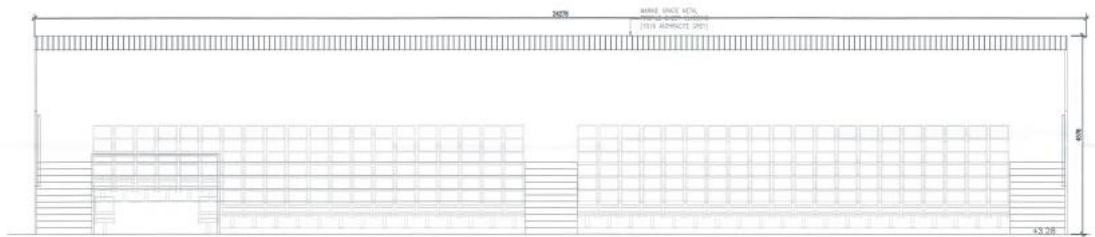
Site Location Plan:



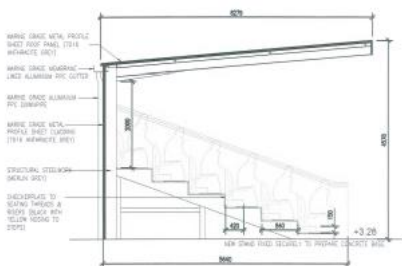
Proposed Site Plan



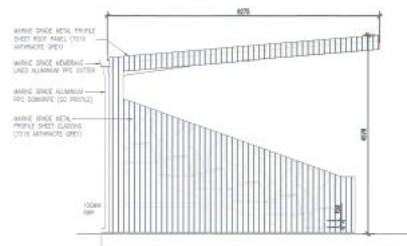
Proposed Elevations:



ELEVATION
SCALE 1:50

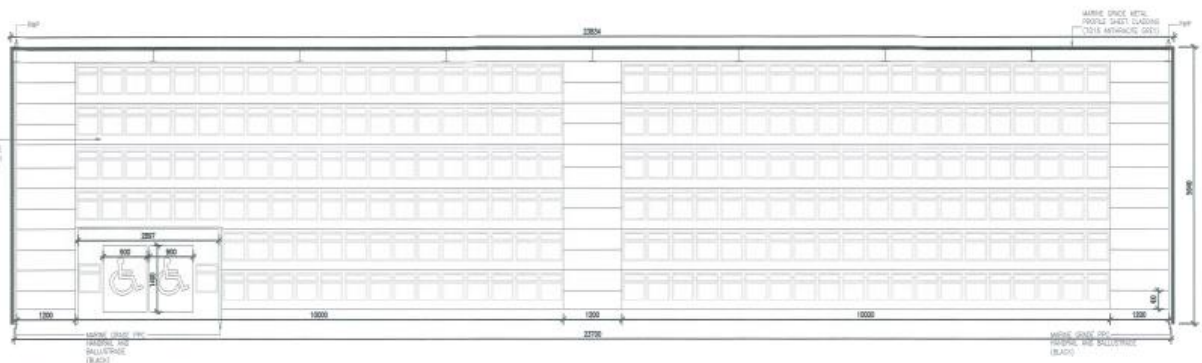


SECTION
SCALE 1:50



GABLE ELEVATION
SCALE 1:50

Proposed Plan



PLAN

(SEATING CAPACITY: 228)

SCALE 1:50

<p>1.0</p>	<p>Characteristics of the Site and Area</p>
<p>1.1</p>	<p>The site falls within the development limits of Belfast, within an area of approximately 0.1 ha. The site covers an area to the south of an existing football pitch located on a parcel of land that previously had an existing stand for capacity of 255 people. The stand seeking retrospective permission has 6 rows of seats and has an overall height of 4.5m and is 24m long.</p>
<p>1.2</p>	<p>The site lies within the wider Blanchflower Park. Sydenham Bypass is located immediately to the west of the park and Hollywood Road is located to the east. Surrounding land uses are characterised by recreational use within the park, with commercial and residential uses more prevalent along the nearby Hollywood Road.</p>
<p>1.4</p>	<p>Description of Proposed Development</p> <p>Retrospective planning permission is sought for the construction of a new seated viewing stand with a capacity of 228 people in the same location as a previous seated viewing stand now demolished which had 255 capacity.</p>
<p>2.0</p>	<p>PLANNING HISTORY</p>
<p>2.1</p>	<p>Z/2014/1774/F Blanchflower Playing Fields, Hollywood Road, BT4 1NU, New clubhouse and tiered seating area, 200 seat stand, and alterations to existing standing area. New 3G surface to existing pitches including floodlights, dugouts, fencing, security tower, turnstiles, toilet blocks & associated ground works. Permission Granted.</p>
<p>2.2</p>	<p>LA04/2018/0020/F Blanchflower Playing Fields, Hollywood Road, BT4 1NU, New 510 seat football stand and clubhouse with new standing terrace and toilet blocks. Permission Granted 23rd October 2019. The permission has been implemented.</p>
<p>2.3</p>	<p>LA04/2018/1698/NMC Blanchflower Playing Fields, Hollywood Road, Belfast, BT41GU. Non material change Z/2014/1774/F. Non Material Change Refused.</p>

<p>3.0</p> <p>3.1</p> <p>3.2</p> <p>3.3</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 - Principles of urban design</p> <p>Policy TRAN2 – Creating an accessible environment Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy OS1 – Protection of Open Space Policy OS5 – Intensive Sports Facilities</p> <p>Policy LC1 – Landscape Policy LC1C – LLPAs</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <p>DFI Roads – No objection NI Water – No objection DAERA NIEA – No objection DFI Rivers – No objection</p> <p><u>Non-Statutory Consultees</u></p> <p>Environmental Health – No objection</p>

4.3	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper. No neighbour notification letters were required. No letters of representation have been received.</p>
5.0	<p>PLANNING ASSESSMENT</p> <p>Development Plan Context</p> <p>5.1 Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>5.2 Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>5.3 The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p>Operational Polices</p> <p>5.4 The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.</p> <p>Proposals Maps</p> <p>5.5 Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Department Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>5.6 The site is not zoned or designated in the Belfast Urban Area Plan 2001. According to draft Belfast Metropolitan Area Plan 2015, the site is a local landscape policy area (ref. BT 113 - Blanchflower / Patton). The site is also as an area of existing open space.</p> <p>5.7 The key issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of development • Impact on the character and appearance of the area • Impact on amenity • Drainage • Access and Parking • Impact on natural heritage

	<p>The principle of development</p>
5.8	<p>The application site is zoned as an area of existing open space in draft BMAP. However, the proposed spectator stand has replaced a previous stand. Therefore, the proposal would not result in the loss of existing open space and does not conflict with Policy OS1 of the Plan Strategy.</p>
5.9	<p>The proposal is also assessed against Policy OS5 in relation to 'Intensive Sports Facilities', including stadia. Criteria e) and f) are applicable and provide two key tests that the proposal must comply with. Criterion e) requires the proposal to have no unacceptable impact on the amenities of people living nearby, by reason of siting, scale, extent frequency or timing of sporting events. It will be noted that Environmental Health offers no objection to the proposal and there are no amenity concerns; the proposed stand is some distance from the nearest residential neighbour and would replace a previous larger stand. Criterion f) requires the existing road network to safely handle the vehicular traffic the proposal will generate, as well as satisfactory arrangements are provided for access, parking, drainage and waste disposal. DfI Roads offers no objection to the proposal and it would replace a former larger stand. The proposal is considered compliant with Policy OS5.</p>
	<p>Impact on the character and appearance of the area</p>
5.10	<p>The proposed stand is the latest new development to facilitate the overall redevelopment of the Blanchflower Playing Fields, with other stands approved under LA04/2018/0020/F. The stand will provide a new updated facility that has a similar appearance to the existing stands on the North and West sides of the pitch. The stand measures 4.5m in overall height, 24.2m in length and has a depth of 5.6m. The stand is finished with Grey Metal Cladding. It is considered that the proposed stand would be in keeping with the playing fields and wider area.</p>
5.11	<p>The site is within a Local Landscape Policy Area. There would be no adverse impact on the visual amenity of the landscape area due to the scale of the stand, siting on the site of a previous spectator stand and character of the sports ground. There is no removal of trees or other vegetation on the site which would impact the landscape quality. Key environmental, built and heritage features would not be impacted by the development.</p>
5.12	<p>The proposal is compliant with Policies DES1, LC1, LC1C and relevant provisions of the SPPS.</p>
	<p>Impact on amenity</p>
5.13	<p>The nearest residential property is located approximately 90 metres away from the pitch with mature vegetation creating an additional landscape buffer.</p>
5.14	<p>Environmental Health was consulted in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. In terms of noise, Environmental Health concluded that due to the overall reduction in spectator capacity following the demolition of the pre-existing stand, no additional acoustic assessment information is required. Environmental health is content in all other respects.</p>
5.15	<p>The proposal is considered compliant with Policies ENV1 and OS5, and relevant provisions of the SPPS.</p>

<p>5.16</p> <p>5.17</p> <p>5.18</p> <p>5.19</p>	<p>Drainage</p> <p>DFI Rivers was consulted on the application and offers no objections to the proposal. A drainage assessment was not required. The proposal is considered to comply with Policies ENV4 and ENV5 and relevant provisions of the SPPS.</p> <p>Access and Parking</p> <p>DFI Roads was consulted on the application and offers no objection. The spectator stand replaces a previous stand that had a larger capacity. Therefore, the proposal is not considered to impact on traffic and parking in the surrounding area over and above the previous situation. The proposal complies with Policies TRAN2, TRAN6, TRAN8 and OS5, and relevant provisions of the SPPS.</p> <p>Impact on Natural Heritage</p> <p>The proposal is not considered to have a negative impact on natural heritage. DAERA NIEA was consulted and referred to standing advice. A biodiversity checklist was subsequently submitted which did not identify any potential impacts on natural heritage features. Further consultation with NIEA was therefore not required. The proposal complies with Policy NH1 and relevant provisions of the SPPS.</p> <p>Climate Change</p> <p>Due to the nature of the proposal, it is not considered that there are any obvious measures to manage and mitigate climate change in the design of the proposed spectator stand. Moreover, regard is had to the longevity of the application which significantly predated adoption of the planned strategy. The proposal is therefore considered acceptable having regard to Policies ENV2, ENV3 and ENV5.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and other material considerations above, the proposal is considered acceptable and planning permission is recommended to be granted, subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
<p>7.0</p>	<p>DRAFT CONDITIONS</p> <p>1. This planning permission has effect from the date which the development hereby approved was carried out.</p> <p>Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.</p> <p><u>Informatives:</u></p> <p>1. The drawing reference referred to above correspond with those drawings submitted to the authority in respect of this application and published on the NI Public Planning Register on: 01, 03 & 04, uploaded 26 November 2022.</p>