

Committee Report

Summary	
Application ID: LA04/2024/1281/F	Committee Date: 18 th March 2025
Proposal: Construction of a new 3G football pitch on existing grass football pitch and associated site works.	Location: 60 Carnanmore Park, Belfast, BT11 9YL
Referral Route: Council application	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Property & Projects Department, Belfast City Council, 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Property & Projects Department, Belfast City Council, 9-21 Adelaide Street Belfast BT2 8DJ
Date Valid: 10 th June 2024	
Target Date: 23 rd September 2024	
Contact Officer: Ciara Reville, Principal Planning Officer, Development Management.	
Executive Summary: <p>This application relates to the existing grass football pitch located at Carnanmore Park, Belfast.</p> <p>The proposal seeks permission to develop the grass pitch to a 3G playing surface.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none">• Principle of the proposed uses• Impact on amenity• Climate change• Open space• Access and transport• Health impacts• Environmental protection• Natural heritage <p>The site is within a highly sustainable location offering convenience to the end user of the development. The proposal will provide a playing surface for all-weather conditions that will be beneficial to the community.</p> <p>No objections have been received from statutory and non-statutory consultees.</p> <p>One objection has been received to the proposal which calls into question the standard of the PRA contamination report presented with the application and stating that a GQRA report would be required.</p>	

Recommendation

Having regard to the Development Plan and material considerations, 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 the conditions.

2.0	RELEVANT PLANNING HISTORY
2.1	Z/2004/2945/F, Permission Granted 07 April 2005: Proposal: Provision of ramp access to Suffolk Pavilion and general refurbishment works.
2.2	Z/2010/0978/F, Permission Granted 22 December 2010: Proposal: Erection of perimeter steel fencing 2.45m high and spectator fencing 1.2m high, including gates, repositioning of existing fences & gates and track for service vehicles.
2.3	Z/2011/1145/F Permission Granted 26 January 2012: Proposal: Single storey changing and meeting room facilities and 2no floodlighting installations 8.4m high
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy CI1 – Community Infrastructure Policy OS5 – Intensive sports facilities</p> <p>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 HC1 – Promoting healthy communities Policy GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</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>
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – no objection.</p> <p>DfI Rivers – no objection, the proposal is not within a flood plain.</p> <p>NIEA – no objection, recommends conditions.</p> <p>Shared Environmental Services – no objection</p>

<p>4.2</p> <p>4.3</p>	<p><u>Non-Statutory Consultees</u></p> <p>Environmental Health – no objection, recommends conditions.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>One objection has been received from a local resident, raising the following concern.</p> <ul style="list-style-type: none"> • The objection called into concern the validity of the submitted contamination stating there has been an omission of important not included. <p>Environmental Health and NIEA are the relevant authority for contamination in relation to impact on human health and environmental assets, they have assessed the submitted information and were content to with the proposal subject to relevant conditions.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p> <p>5.5</p>	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of the proposed uses • Impact on amenity • Open space • Climate change • Access and transport • Health impacts • Environmental protection • Natural heritage <p>Development Plan Context</p> <p>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>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>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</p>

	<p>("Departmental Development Plan") remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.6	<p><u>Operational Policies</u></p>
5.7	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.</p>
5.8	<p><u>Proposals Maps</u></p>
5.9	<p>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, 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>Belfast Urban Area Plan 2001 – the site is zoned as Lands reserved for Landscape, Amenity or Recreation use.</p> <p>Belfast Metropolitan Area Plan 2015 (2004) – the site is zoned as existing area of open space and urban landscape wedge</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is zoned as existing open space and Urban Landscape wedge (BT 083) Colin Glen</p>
5.10	<p><u>Principle of the proposed use</u></p>
5.11	<p>The use of the site has already been established as planning fields. The proposal seeks to alter the playing surface from grass to an all-weather surface. The proposal retains the established use of the site and provides a betterment for the community.</p>
5.12	<p><u>Impact on amenity</u></p>
5.13	<p>Policy CI 1 relating to community infrastructure expresses that the Council will seek to protect and provide development opportunities for community health and leisure among other facilities based on local need. The policy further states that planning permission will be granted for the provision of new and improved community infrastructure within the urban area. Proposals will be expected to ensure there is no unacceptable impact on residential amenity or the natural or built heritage. Proposals will also be expected to be assessable to all.</p>
5.14	<p>The site of the pitch will not be altered in terms of distance from nearby residential dwellings. It is therefore accepted that the proposal will not introduce any additional impacts on these nearby properties. The site is located within an area that accommodates all forms of transport to reach the site including walking, cycling and public transport. NIEA has also confirmed that the proposal will not impact on natural heritage.</p>
5.15	<p><u>Open space</u></p>

5.16	Policy OS5 relating to intensive sports facilities states that planning permission will be granted for the provision of new and extended intensive sports facilities where it is located within settlement limits, is accessible and there are no unacceptable impacts on the amenity of people living near-by.
5.17	The proposal complies with the policy, it is located within an accessible location within a settlement and will not impact on the amenity of near-by residents as for the reason previously stated.
5.18	<u>Climate change</u>
5.19	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed pitch is to include materials to that are natural and bio degradable demonstrated by the use of corn cobs, cork or olive pits filling.
5.20	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The scheme proposes the use of surface water collection system fitted with a hydrobrake that reduces the run-off rate to the same level as greenfield run-off.
5.21	<u>Health impacts</u>
5.22	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.23	The site is highly accessible and will provide an excellent community infrastructure that will help contribute to the health and wellbeing of the community over a long-term basis.
5.24	The proposal is considered to satisfy the requirements of Policy HC1.
5.25	<u>Environmental protection</u>
5.26	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, noise and odour impacts.
5.27	<u>Contaminated land</u> The contaminated land reports provided with the application has been accepted by Environmental Health and they are content subject to condition. The proposal is considered to accord with Policy ENV1.
5.28	

5.29	<p><u>Natural heritage</u></p> <p>Policy NH1 relates to the protection of natural heritage resources. The proposal will see the discharge of run-off water into the near-by Colin River NIEA and SES were consulted on the proposal. They offered no objection to the proposal subject to the inclusion of planning conditions.</p>
6.0	<p>Recommendation</p>
6.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p>
6.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and any issues arising so long as they are not substantive.</p>
7.0	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards. <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <ol style="list-style-type: none"> 3. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards. <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <ol style="list-style-type: none"> 4. The hereby approved floodlighting scheme shall be installed in line with the submitted design scheme presented in the Wallace Whittle Environmental Building Services report titled: Suffolk 3G Pitch Floodlighting calculations report' to ensure compliance with the Institute of Lighting Professionals Guidance on the Reduction of Obtrusive Lighting at nearby houses. <p>Reason: protection of residential amenity</p>

	<p>5. The approved floodlighting scheme shall not be operational between the hours of 23:00 and 07:00hrs on any day.</p> <p>Reason: protection of residential amenity</p> <p>6. The installed drainage system shall at all times include the proposed gullies fitted with silt trap buckets and microfilter on the outlet pipes as detailed in Typical Details uploaded to the Planning Portal 15 Nov 2024.</p> <p>Reason: To ensure protection of the aquatic environment.</p> <p>7. Prior to the operation of the 3G pitch hereby approved the full Maintenance and Management Plan as outlined in the document "Consultation Response to NIEA & SES October 2024" uploaded to the Planning Portal 15 Nov 2024 is to be complied with and must include a regular inspection and cleaning regime for the silt trap buckets and microfilter in the drainage system. The pitch will thereafter be operated in accordance with this document.</p> <p>Reason: To ensure protection of the aquatic environment.</p> <p>8. No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Construction Environmental Management Plan uploaded to the Planning Portal 15 Nov 2024.</p> <p>Reason: To protect ecology and safeguard the amenities of the area.</p>
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